



TROUTBECK AVENUE
 NEWTON-LE-WILLOWS
 MERSEYSIDE
 WA12 9HF



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Tucked away in a peaceful cul-de-sac in the sought-after area of Newton-le-Willows, this beautifully extended three-bedroom home offers spacious and versatile living with breathtaking rural views over Sankey Valley.

The property boasts a bright and welcoming living room, an extended dining area ideal for entertaining, and a charming snug/garden room that brings the outdoors in, perfect for relaxing while enjoying uninterrupted views of the countryside. The galley-style kitchen is both functional and stylish, with easy access to a handy utility area—a versatile space for storage, laundry or hobbies.

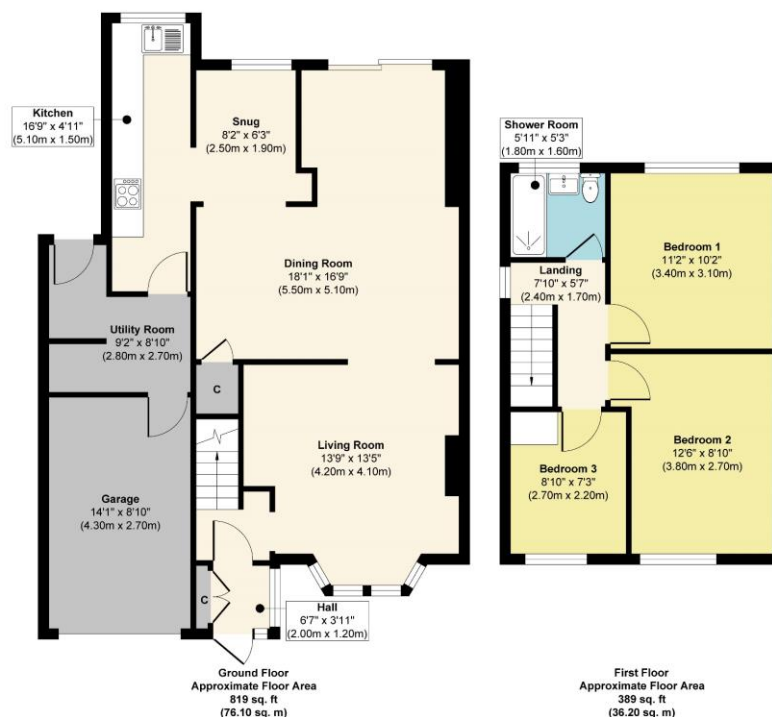
Upstairs, three well-proportioned bedrooms provide comfortable accommodation.

Step outside and take in the outstanding natural scenery to the rear—an ever-changing landscape of greenery that's perfect for nature lovers. With local beauty spots and walking trails just moments away, outdoor enthusiasts will feel right at home.

Additional highlights include a private driveway, garage, and plenty of on-street parking for visitors, making this property as practical as it is picturesque.







Approx. Gross Internal Floor Area 1208 sq. ft / 112.30 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick and tile

Heating type: Gas Central Heating

Broadband: Standard - 9mbps download, 0.9mbps upload, Superfast 75mbps download, upload 20mbps, Ultrafast 1800mbps download, 220 mbps upload.

Mobile Signal/Coverage: EE voice limited, data limited, Three voice limited, data limited, O2 voice likely, data none, Vodafone voice limited, data limited.

Flood Risk: Very Low (rivers and sea / surface water)

Local Authority:

St Helens Borough Council

Council Tax:

Band B

Tenure:

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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