



IVY AVENUE, NEWTON LE WILLOWS, WA12 8HE



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Welcome to this beautifully presented 4-bedroom detached home, perfectly positioned on Ivy Avenue in Newton-le-Willows. This superb family property offers style, space, and comfort in equal measure, with the added benefit of a location close to local amenities and excellent transport links.

Key Features:

- Four well-proportioned bedrooms
- Principal bedroom with Juliette balcony, French doors, and en-suite shower room
- Detached garage and driveway parking for two vehicles
- Manicured rear garden – ideal for relaxing or entertaining
- Private frontage with mature privet hedging
- Separate living room and dining room
- Modern kitchen with a handy utility room
- Downstairs WC and family bathroom to the first floor
- Well-presented throughout – ready to move straight in
- Walking distance to Newton-le-Willows High Street and both local train stations

Step inside and discover a bright and welcoming layout that's ideal for modern family life. The spacious lounge and separate dining room provide flexibility for both entertaining and everyday living, while the kitchen, complete with a practical utility room, is the heart of the home.

Upstairs, four generous bedrooms await, including the standout principal suite with its French doors opening to a charming Juliette balcony, flooding the room with natural light.

Outside, the immaculate rear garden offers a peaceful escape, while the private frontage and double driveway enhance curb appeal and practicality.

This is a home that truly ticks all the boxes – early viewing is highly recommended. For more information or to arrange a viewing, contact us today on 01925 222555





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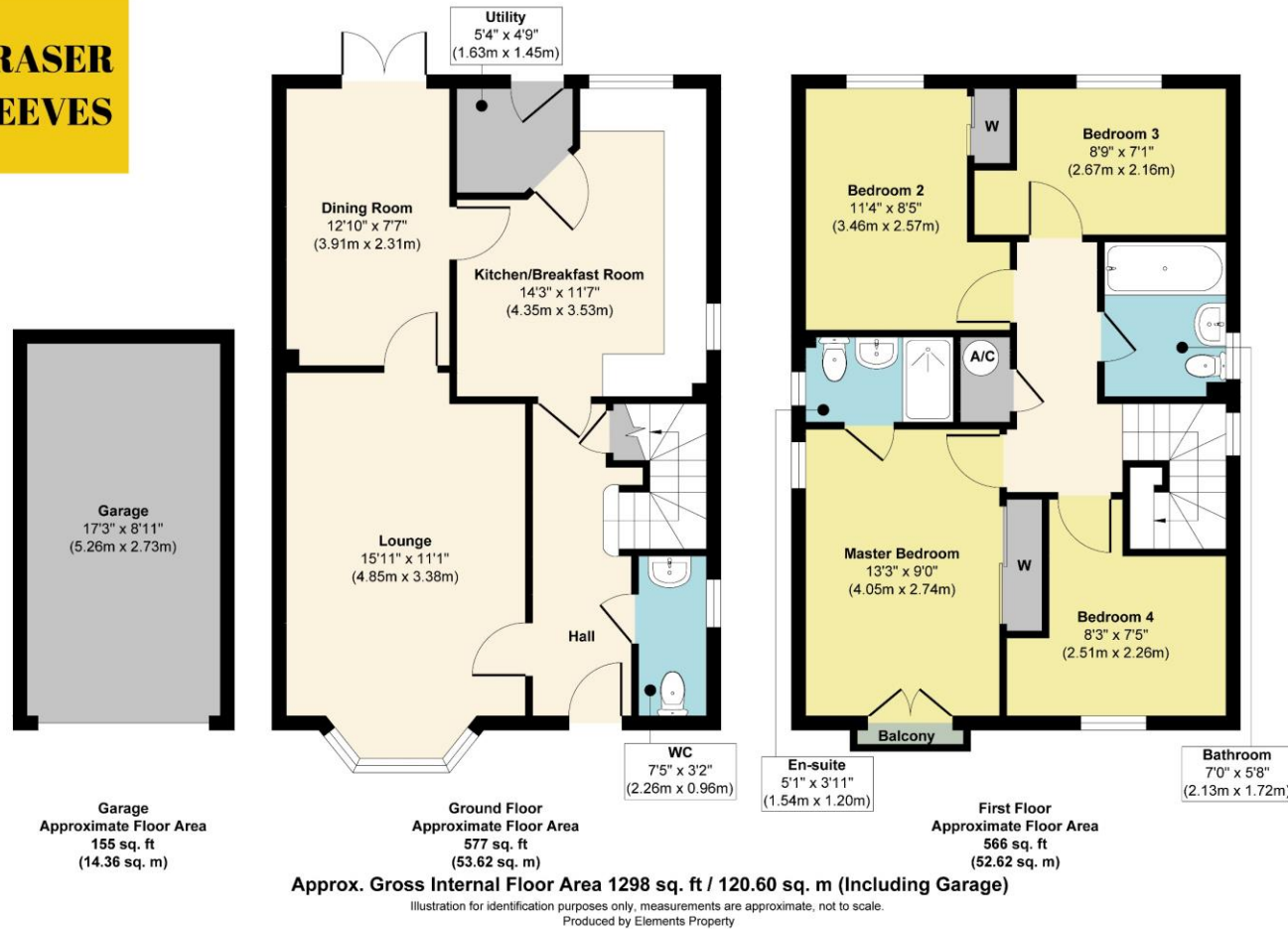


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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 (download 10mbps, upload 0.9mbps), superfast (download 80mbps, upload 20 mbps) ultrafast (download 1800mbps, upload 220 mbps).

Mobile Signal/Coverage: EE 85%, O2 72%, Three 85%, Vodafone 74%.

Rights/Restrictions: ask the agent

Flood Risk: very low (Surface water), very low (rivers and sea).

Existing Planning Permissions: none

Local Authority:

St Helens Borough Council

Council Tax: Band D

Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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