



WARGRAVE ROAD
NEWTON-LE-WILLOWS
WA12 8JN



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Outstanding 3 Bed Bay Fronted Period Home – Loft Room, Double Gated Access & Stunning Kitchen! This Beautifully Presented Home Boasts High Ceilings, Period Features And Spacious Living Throughout. Just A Short Walk To Sankey Valley Park, The Canal And Earlestown Train Station, Combining Period Charm With Everyday Convenience.

This outstanding bay fronted traditional home combines **spacious proportions, high ceilings and period charm**, perfectly blended with contemporary comforts. Enhanced by a feature fireplace, period style bathroom, and quality finishes throughout, this is a home designed to impress.

The ground floor comprises a welcoming **vestibule and hallway**, a **bay-fronted lounge**, a **dining room with beautiful arched window**, and a **spacious contemporary kitchen** perfect for family living and entertaining. Upstairs, there are **three generous bedrooms**, a **stylish period bathroom**, and a **study area**, with a further staircase leading to the **versatile loft room**, ideal as a home entertainment space or potential fourth bedroom (subject to the usual consents).

Outside, the property enjoys a **low maintenance Indian stone patio** and **double rear access gates**, offering practical access and parking potential. This is a **rare opportunity** to secure a traditional home of such scale and character, ready to move straight into and enjoy.







Approx. Gross Internal Floor Area 1364 sq. ft / 126.79 sq. m

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

Heating type: Gas Central Heating

Broadband (if known): Standard-15mbps download, 1mbps upload, Superfast- 80mbps download, 20 mbps upload, Ultrafast 1800 mbps download, 220 mbps upload

Mobile Signal/Coverage: EE 85%, 3 85%, Vodafone 74%, O2 72%

Flood Risk: None

Local Authority:

St Helens Borough Council

Council Tax:

Tax Band B

Tenure:

Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	66 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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