



SOUTHWORTH ROAD, NEWTON-LE-WILLOWS, WA12 0BU



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Spacious Period Double Bay Fronted Semi-Detached Home | Prime Residential Location | Huge Potential | Three Bedrooms | Large South-Facing Garden No Chain.

A rare opportunity to acquire a generously proportioned **double bay fronted period semi-detached home**, brimming with character and original features, ideally located in a **highly sought after residential area**. Close to Newton train station, Willow Park/ Newton Lake and short walk to the buoyant High Street.

Set behind a lawned fore garden with a charming brick boundary wall, this handsome home offers **high ceilings, original period features**, and **tremendous potential** for modernisation and further development (subject to the usual permissions), as demonstrated by similar neighbouring properties.

The accommodation comprises:

- Two spacious reception rooms
- Fitted kitchen
- Ground floor cloakroom/WC
- Three well-proportioned bedrooms
- Large first floor bathroom
- Traditional loft space with conversion potential (e.g. fourth bedroom, ensuite, home office)

Outside, a long **side driveway** provides ample off-road parking and leads to a **large detached garage** at the rear. The substantial **south-facing rear garden** is mainly laid to lawn with mature shrubs and a patio seating area – ideal for families or outdoor entertaining.

The property is **gas centrally heated** and retains many original features, making it the perfect canvas for buyers looking to create a **forever family home** in this prestigious setting.





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Approx. Gross Internal Floor Area 1651 sq. ft / 153.46 sq. m (Excluding 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

Heating type: Gas Central Heating

Broadband: Standard 15 Mbps download 1 Mbps upload
Superfast 80 Mbps download 20 Mbps upload, Ultrafast
download 1000 Mbps 100 Mbps upload

Mobile Signal/Coverage: Three 83% EE 77% O2 71%
Vodafone 70%

Flood Risk: None

Local Authority:

St Helens Borough Council

Council Tax:

Tax Band E

Tenure:

Mixed – The property comprises both Freehold & Leasehold elements.



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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