



CARDINAL WAY, NEWTON-LE-WILLOWS, WA12 9FY

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Spacious Detached Family Home | Prime Residential Location | Excellent Presentation | Four Bedrooms | Large Rear Garden.

Set on a **generous corner plot** in one of Newton-le-Willows' most desirable locations, this **immaculate four-bedroom detached family home** offers style, space, and convenience in equal measure. Positioned at the **entrance to the beautiful Mesnes Park**, the property would make an ideal family home for years to come.

Boasting **side-by-side double driveway parking** and a **detached single garage**, this home combines curb appeal with practical features.

Step inside and you'll find a thoughtfully designed layout, offering **both a living room and a snug**, a contemporary kitchen/diner, and **four well-proportioned bedrooms**, including a luxurious master with en-suite. Bright, modern, and move-in ready – every inch of this home has been maintained to a high standard.

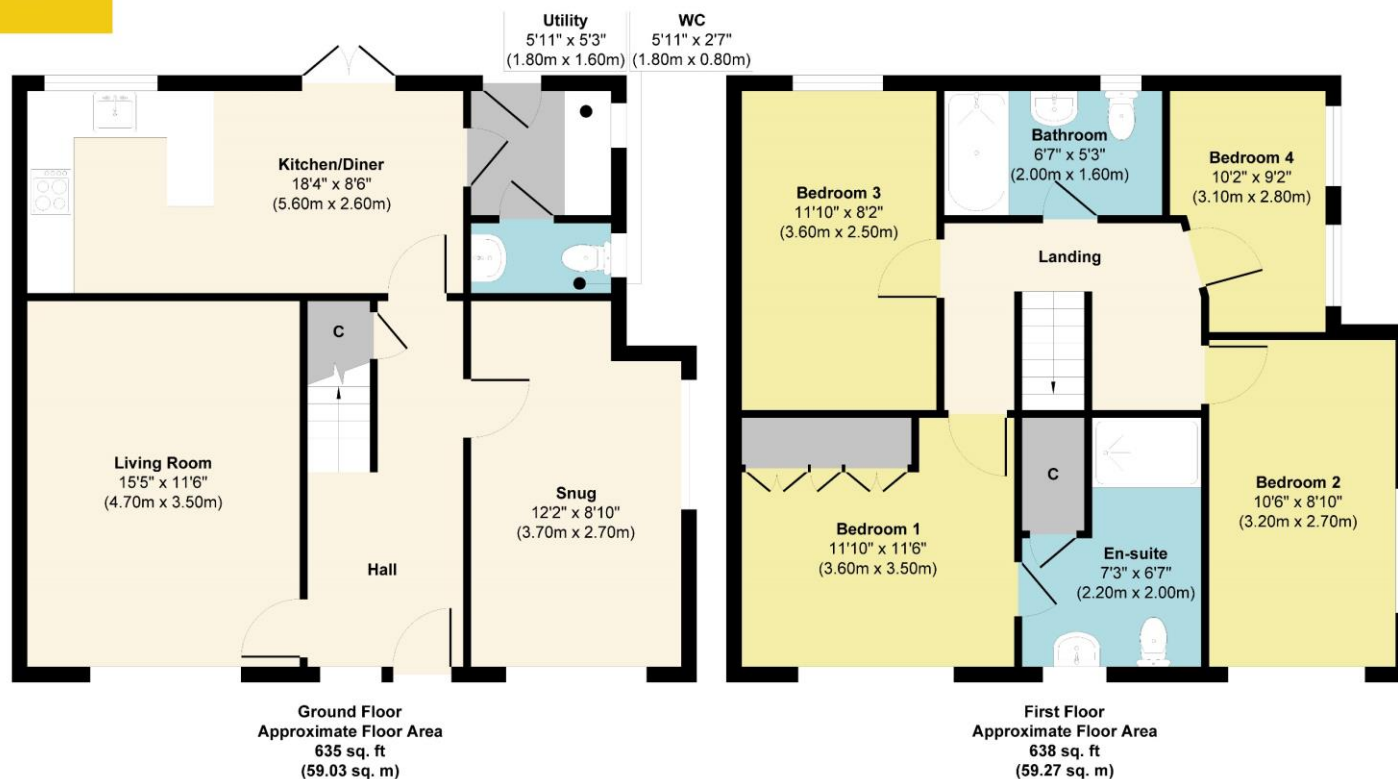
Outside, the rear garden adds further charm.

And when it comes to location, it doesn't get better than this – just a **short stroll to Newton-le-Willows' vibrant and fashionable High Street**, brimming with independent cafes, restaurants, and boutique shops. Excellent local schools, transport links, and parks are all on your doorstep, making this home the full package.





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General Services:

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

Construction Type: Brick

Heating type: Gas Central Heating

Broadband: Standard 16 Mbps download 1 Mbps upload
Superfast 51 Mbps download 8 Mbps upload, Ultrafast
download 1000 Mbps 100 Mbps upload

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

Flood Risk: Very low (surface water, rivers and sea)

Local Authority:

St Helens Borough Council

Council Tax:

Tax Band D

Tenure:

Leasehold- approx. £450 p/a

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	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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