



HIGH STREET, NEWTON-LE-WILLOWS, WA12 9SN



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Historic High Street Home | Prime Residential Location | Character charm | Two Bedroom Cottage | Courtyard Garden

****Rare Opportunity; Historic Three Storey Period Property Dating Back To 1825****

Set In A Prominent High Street Position in a Conservation Area, With Access To Willow Park And Local Amenities, This Charming Grade Period Property Is Packed With Character And Potential. Currently Used As Offices But Previously A Tea Room And A Bank, It Could Readily Be Converted Back Into A Truly Unique Home.

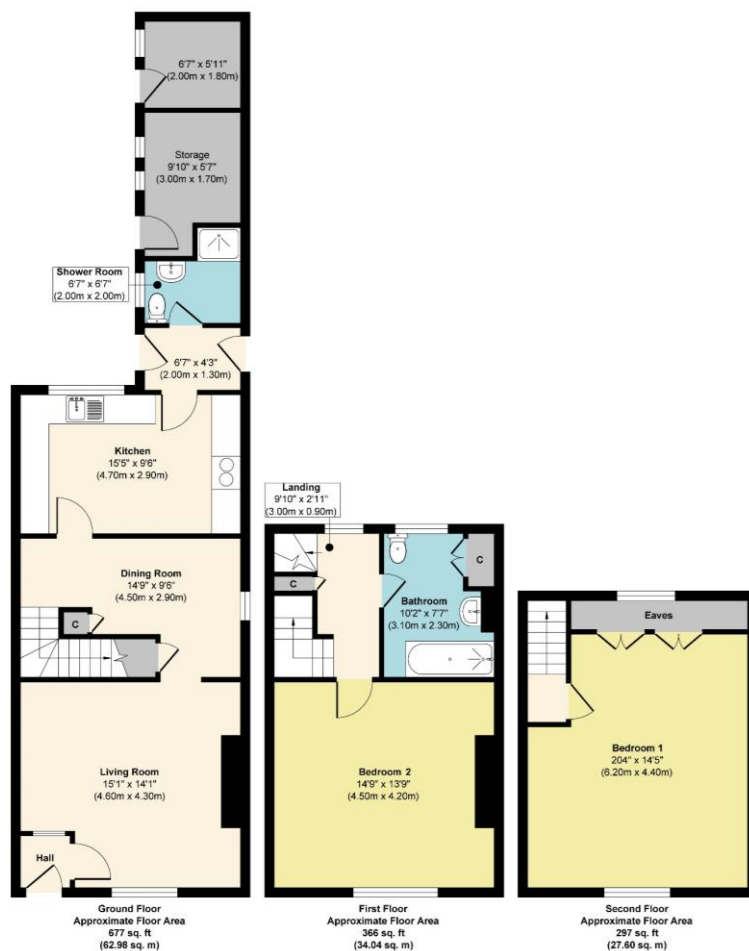
The Accommodation Includes Entrance Vestibule, Spacious Reception Room, Cottage Style Kitchen/Diner With Range Cooker And Exposed Beams, Rear Hallway/ Cloaks/W.C Two Further Store Rooms Providing Potential For A Ground Floor Bedroom With En-Suite. The First Floor Offers A Generous Bedroom And Bathroom, With A Further Spacious Bedroom To The Second Floor.

Outside Is A Private Rear Courtyard Garden. A Distinctive And Rare Opportunity To Create A One-Of-A-Kind Home In The Heart Of The Town.



VIRTUALLY STAGED IMAGES USED





Approx. Gross Internal Floor Area 1340 sq. ft / 124.62 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, Tile and Render

Heating type: Gas Central Heating

Broadband: Standard 17 Mbps download 1 Mbps upload
Superfast 80 Mbps download 20 Mbps upload, Ultrafast
download 1800 Mbps 220 Mbps upload

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

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

Conservation area: Yes

Local Authority:

St Helens Borough Council

Council Tax:

Tax Band E

Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	48 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.

103 High Street, Newton-le-Willows WA12 9SL

Tel: 01925 222555

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