



ASHTON ROAD, NEWTON-LE-WILLOWS, WA12 0AB

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# ASHTON ROAD, NEWTON-LE-WILLOWS, WA12 0AB

Historic Home | Prime Residential Location | Character charm | One Bedroom Cottage | Garden and Farmland Views

**\*\*Grade II Listed Cottage With No Chain\*\***

Packed With Character And Set Just Off The High Street, With Shared Driveway, Garage And Generous Gardens Backing Onto Farmland. A Rare Chance To Create A Truly Unique Home With Excellent Potential To Extend (Subject To Consents).

Beautifully situated just off Newton-le-Willows' vibrant High Street, this charming home benefits from the valuable addition of a shared side driveway leading to a detached brick garage, together with a delightful and generous tiered cottage garden enjoying open farmland views to the rear. Packed with character and period detail, including exposed beams, the cottage also offers scope to further enhance and extend (subject to the necessary Listed Building and planning consents). With no chain involved, this is a rare opportunity to create a truly unique home.

The current accommodation comprises: a good-sized lounge, a spacious rear sitting/dining room, a sun room overlooking the rear gardens, a fitted kitchen and ground floor bathroom. A staircase rises to a generous first floor bedroom.

Buyer Information: This property is Grade II listed (Historic England List Entry No. 1162886). Prospective purchasers should be aware that alterations may require Listed Building Consent in addition to normal planning permission.

Sure to be popular – don't miss the opportunity to make this wonderful cottage your new home.

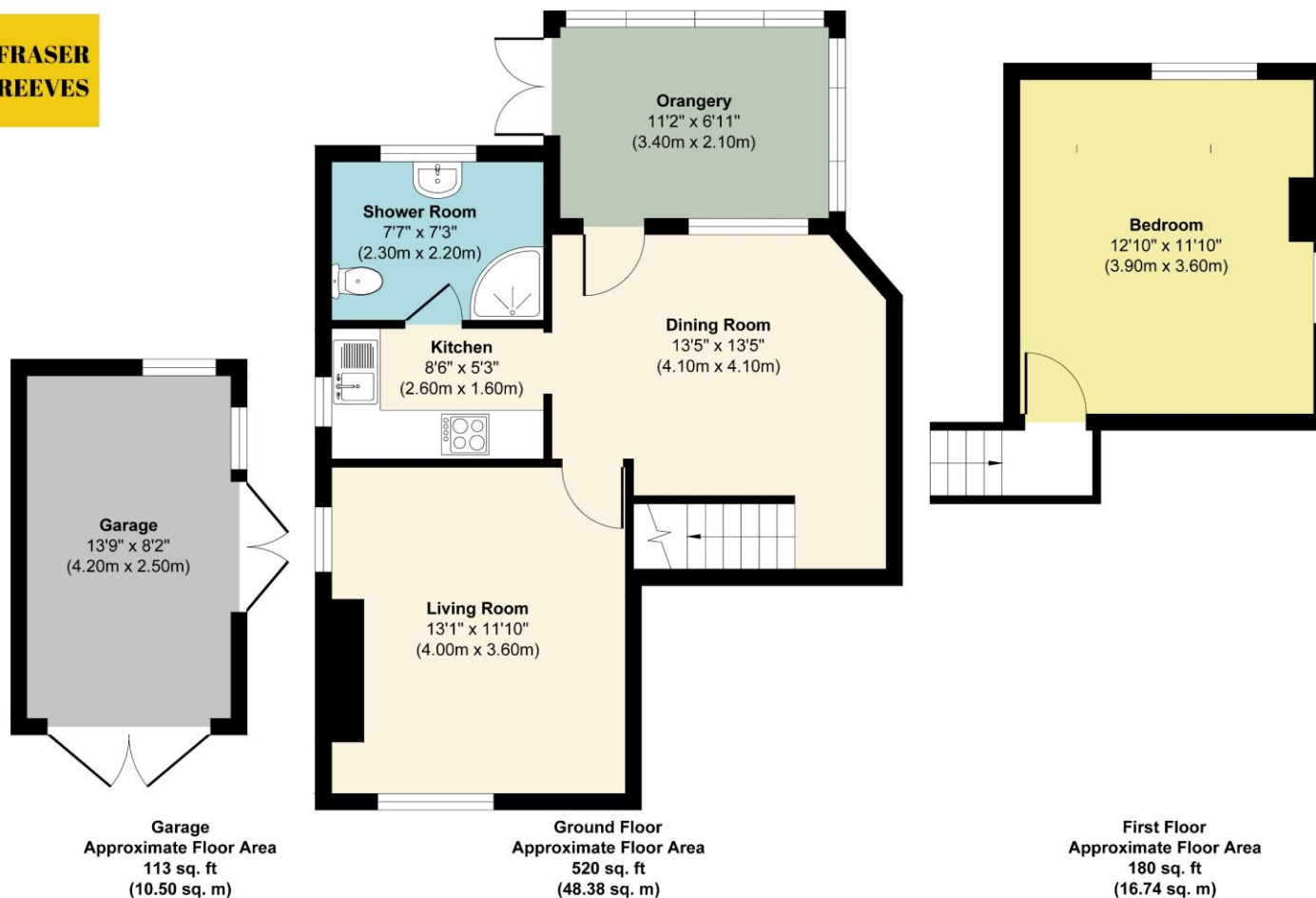
Call us on 01925 222555 or email [sales@fraser-reeves.co.uk](mailto:sales@fraser-reeves.co.uk)







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**Approx. Gross Internal Floor Area 791 sq. ft / 73.64 sq. m (Including 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, Tile and Render

**Heating type:** Gas Central Heating

**Broadband:** Standard 19 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:** Surface water currently medium, yearly chance of flooding between 2040 and 2060, high.

Flooding for rivers and sea- currently very low, between 2036 and 2069, very low.

### Local Authority:

St Helens Borough Council

### Council Tax:

Tax Band C

### Tenure:

Leasehold

### Extra notes:

Single width driveway is shared with a neighbour. One garage at end of driveway is owned by a neighbour.



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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