



YEW TREE AVENUE, NEWTON LE WILLOWS, WA12 9YJ





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*A Stunning 4 Bedroom Detached Family Home Located In A Tucked Away And Pleasant Setting, This Beautifully Presented Property Offers A Rare Opportunity For Buyers Seeking Both Style And Space.*

Finished To An Exceptional Standard Throughout And Presented Like A Show Home, The Property Boasts Real Unique Features Including A Particularly Spacious And Exceptionally Private Side Garden – Perfect For Families, Outdoor Entertaining, Or Those Seeking Future Development Potential (Subject To The Relevant Approvals; planning permission already approved for a one and a half storey side extension).

Spacious And Versatile Living Accommodation Begins With A Welcoming Through Hallway Leading To Two Ground Floor Bedrooms (One Currently Used As A Utility Room), A Contemporary Shower Room, And A Stylish Open-Plan Kitchen And Lounge Area. This Light-Filled Living Space Seamlessly Flows Into A Rear Conservatory, Creating A Wonderful Area For Everyday Living Or Hosting Guests. Upstairs, The First Floor Hosts Two Further Spacious Bedrooms And An Additional Shower Room, Making The Layout Ideal For Modern Family Life Or Multi-Generational Living.

Occupying An Impressive Plot, The Property Further Benefits From Two Separate Driveways, One Of Which Leads To A Detached Brick Garage Offering Useful Storage Or Workspace Options. The Large, Private Side Garden Is A True Standout Feature – Offering Potential As A Building Plot, Space For An Extension, Or Simply A Wonderful Outdoor Retreat. This Is A Rare And Versatile Home That Offers Style, Space, And Future Potential In Equal Measure.

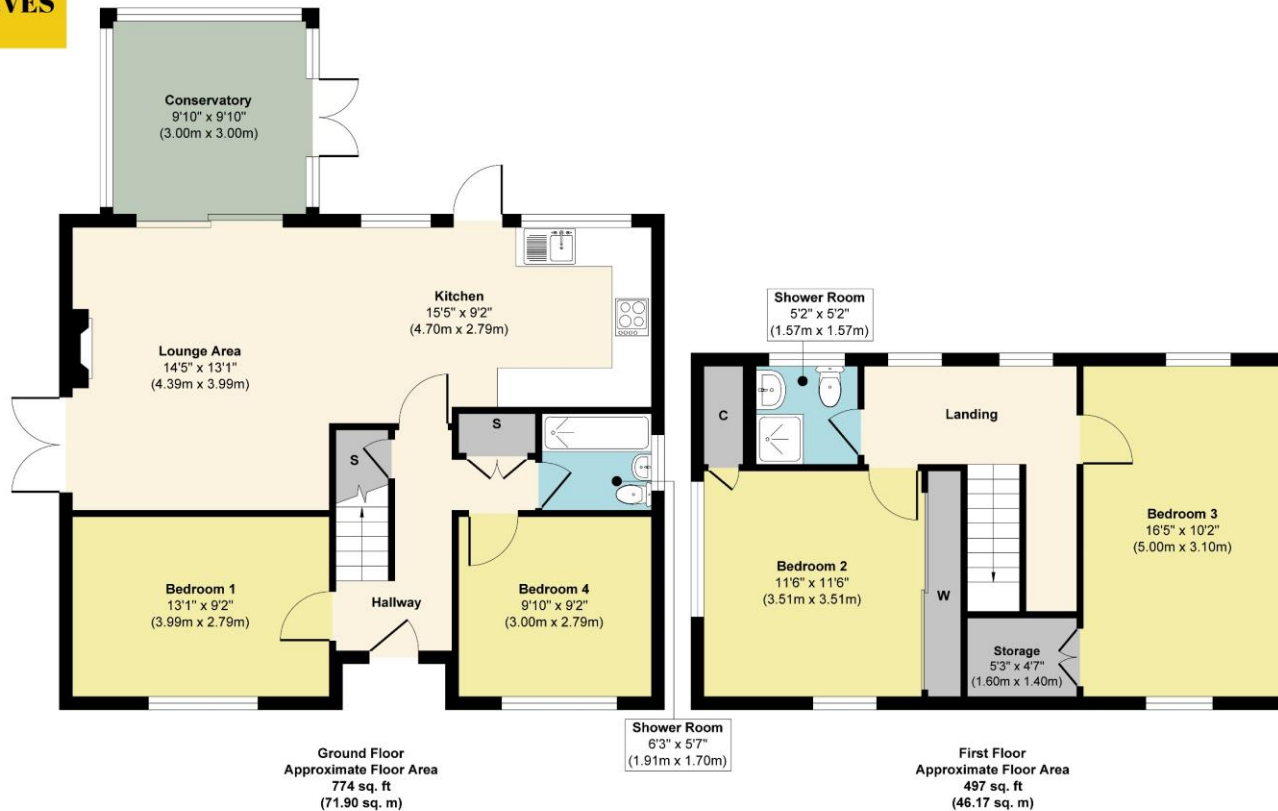
Call Fraser Reeves to arrange your viewing on 01925 222555







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**Approx. Gross Internal Floor Area 1271 sq. ft / 118.07 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 (download 15mbps, upload 1mbps), superfast (download 80mbps, upload 20mbps) ultrafast (download 1800mbps, upload 220mbps).

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

Rights/Restrictions: ask the agent

Flood Risk: very low (Surface water), very low (rivers and sea).

Existing Planning Permissions: 'one and a half storey side extension. Partial render to the property and removal of chimney stack. Ref. No: P/2021/0860/HHFP (St Helens Council).

### Local Authority:

St Helens Borough Council

**Council Tax:** Band D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 61 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Fraser Reeves Estate Agents

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