

FOR SALE

5, Chetwood Close, Newton-Le-Willows, WA12 9WU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



5, Chetwood Close, Newton-Le-Willows, WA12 9WU

Spacious detached family home with stylish sun room extension & stunning landscaped gardens.

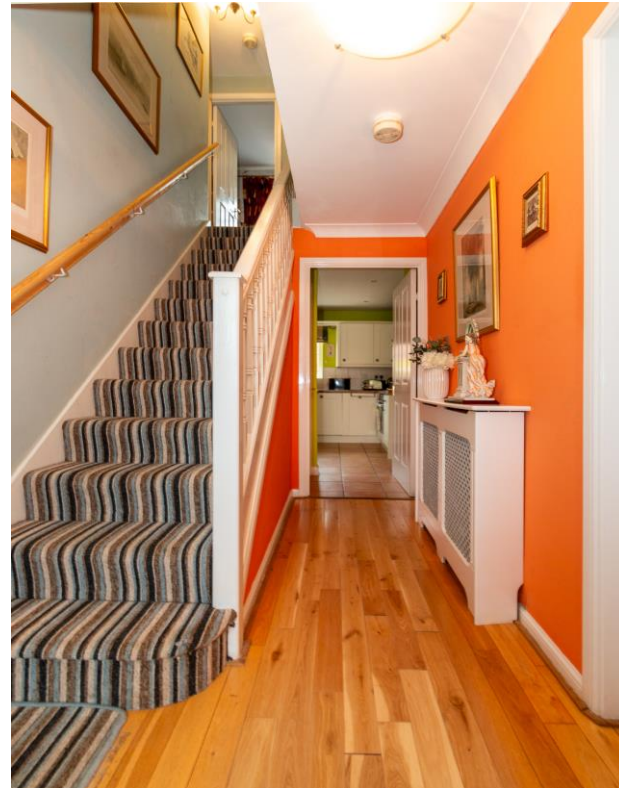


- Modern 4 bed detached house
- Stylish sun room extension
- Large driveway for 4+ cars
- Beautifully landscaped gardens
- One of largest plots on development
- Modern high-quality kitchen
- Spacious garage with electric door
- 1467 SQ.FT. / Freehold

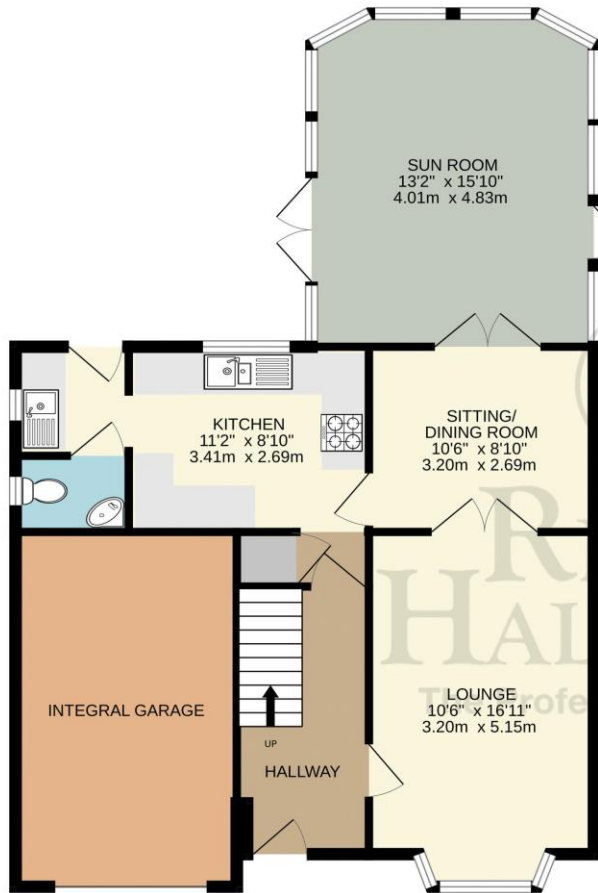
The former show home for this highly sought after development in Newton-Le-Willows, this property was the largest style built by the builders and also boasts one of the very best plots. Tucked away and set well back in a corner of a cul-de-sac it features a large driveway that can fit 4-6 cars and has a stunning recently landscaped garden that wraps around the property to side and rear. Perfect for families due to its spacious accommodation and fantastic private gardens, it also benefits from a convenient location close to the array of amenities in the local area as well as a number of good schools nearby. The M6 motorway and the A580 East Lancashire Road are both also less than 5 minutes drive away. Affording 1467 square feet of internal living space, the property comprises of large entrance hallway, lounge to the front elevation with bay window which is currently being used as a dining room, dining room that is currently being used as a sitting room, smart sun room extension with vaulted ceiling and Velux windows, bespoke fitted kitchen, separate utility room and downstairs w.c. To the first floor there are four good sized bedrooms (no box room) with the master having en-suite facilities and the other three bedrooms being serviced by the family bathroom.

Externally the property is fronted with a large driveway providing off road parking for a number of cars leading to the integral electric garage, there is also access from inside the property to operate the electric garage door. To the rear of the property there is a wonderful fully landscaped garden with a patio area perfect for outdoor entertaining, raised beds, lawned area and a beautiful pergola that enhances the image of the garden.

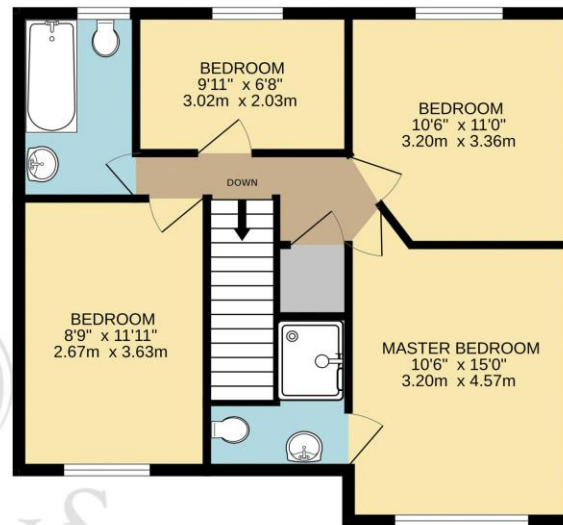




GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.

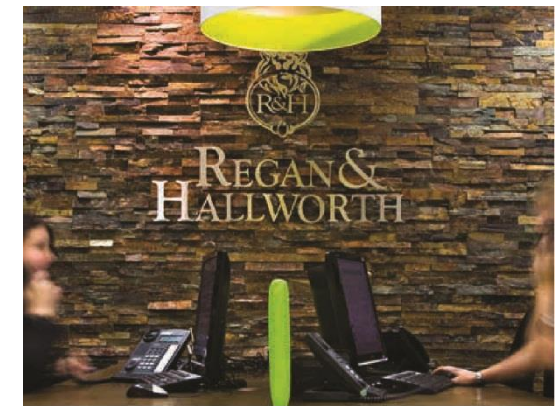


1ST FLOOR
587 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1467 sq.ft. (136.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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