



Selwyn Close, Newton-Le-Willows, WA12 9WX

£425,000

STUNNING 4 BEDROOM DETACHED HOME!!! We are delighted to be able to present to you this beautifully presented and spacious 4 bedroom detached house on the outskirts of Newton-le-Willows!



2 Selwyn Close, Newton-Le-Willows, WA12 9WX

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 4 bedroom detached house, situated in Newton-le-Willows. Benefiting from spacious living accommodation set over 2 floors, stunning open plan kitchen/diner/family area and enviable corner plot with large private rear garden.

The living accommodation briefly comprises of; lounge, study and open plan kitchen/diner, family area and WC/cloaks. To the first floor there are 4 double bedrooms, en-suite shower room and family bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially the M6.

FREEHOLD
Council tax band - E

GROUND FLOOR

Lounge 11'5" x 23'10" (3.50 x 7.27)
Carpet flooring with patio doors leading to the rear garden, spotlighting, curtains and blind

Kitchen/diner 20'5" x 17'11" (6.24 x 5.47)
High gloss tile flooring with spotlighting, breakfast centre island and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including double oven, hob, hood, dishwasher and washing machine

Family area 12'11" x 10'7" (3.95 x 3.23)
High gloss tile flooring with patio doors leading to the rear garden and spotlighting. Open aspect via the kitchen/diner

Study 16'10" x 7'11" (5.14 x 2.42)
Solid oak wooden flooring with blind

WC/cloaks
Carpet flooring with 2 piece bathroom suite

FIRST FLOOR

Bedroom 11'10" x 11'10" (3.61 x 3.61)
Carpet flooring with window to the front elevation, fitted wardrobes and blind

En-suite
Tile flooring with 2 piece bathroom suite in white, separate showering enclosure and heated towel rail

Bedroom 14'11" x 8'3" (4.57 x 2.54)
Carpet flooring with window to the front elevation, blind and fitted wardrobes

Bedroom 8'5" x 12'7" (2.58 x 3.84)
Carpet flooring with window to the rear elevation, spotlighting, curtains and blind 2.58 x 3.84

Bedroom 8'3" x 11'6" (2.53 x 3.53)
Carpet flooring with window to the rear elevation and blind

Bathroom
Tile flooring with 3 piece bathroom suite in white, radiator and floor to ceiling tiled decor

EXTERNAL
Spacious corner plot with beautifully presented and private rear garden with brick boundary walls and gated access to the front of the property. Large driveway to the front, capable of accommodating 3 vehicles, leading to a single garage with up&over door, power and lighting.





