



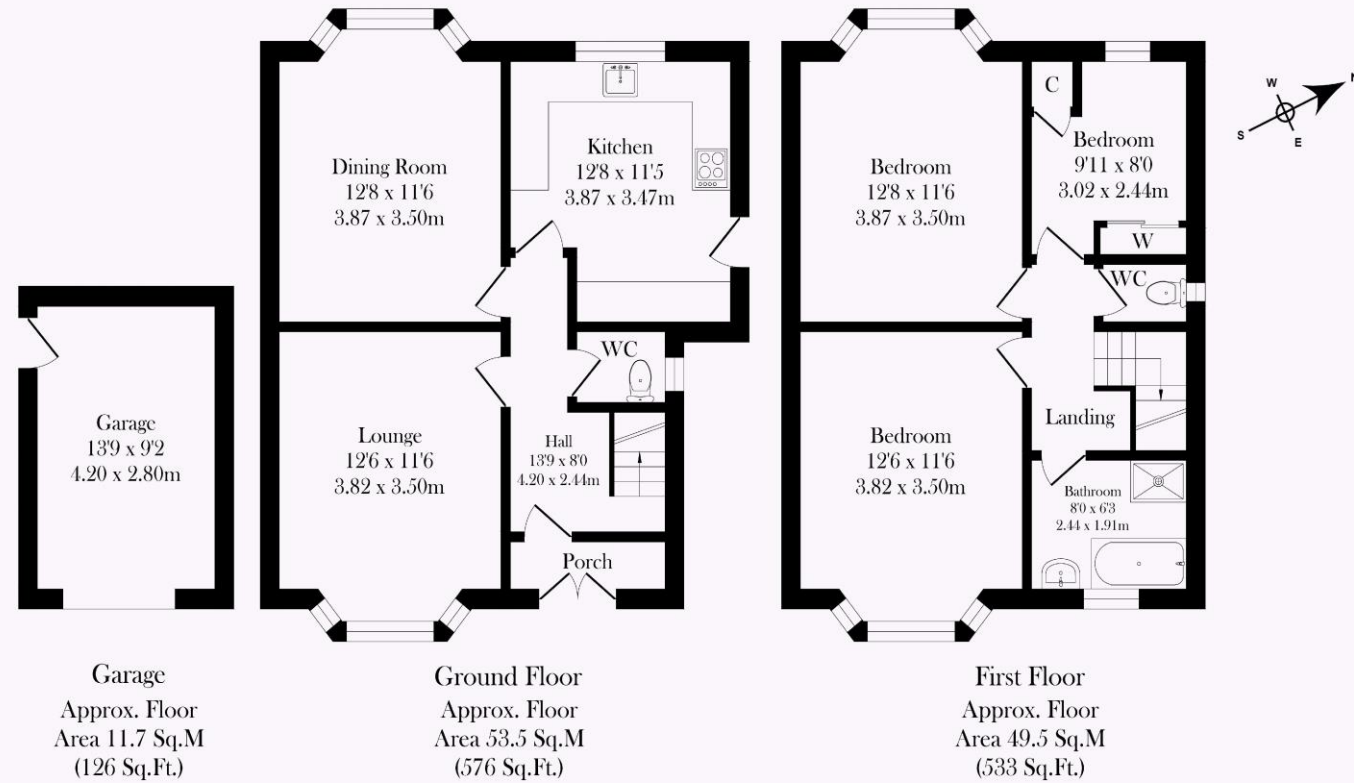
TRACY PHILLIPS

Estates



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Total Approx. Floor Area 114.7 Sq.M. (1235 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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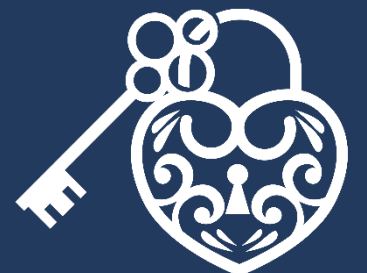
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Asking Price: £275,000

Victoria Road, Newton-Le-Willows

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Located in one of the most desirable streets in the pretty village of Newton le Willows, this attractive traditional semi detached home is located on a superb plot and is set back from the road. There is an excellent driveway and pretty front garden, and the home overlooks open space to the rear. The home is full of original character, with light open rooms, and is positioned not only conveniently for local amenities but on an amazing and spacious plot with the highlight being a large beautifully cared for rear South Westerly facing garden. Having been in the same family for many years, and a much loved and well cared for family home viewing is highly recommended to appreciate the space and size of the property offering lots of potential for extension if needed.

The accommodation extends to circa 1235 sq ft of light filled accommodation and Briefly comprises of an entrance hallway with the original staircase to the first floor and a leaded window to the side elevation. There are two excellent reception rooms within the property. The first is located to the front of the property and features a fabulous walk in Bay window and a central traditional fireplace. The lounge is set to the rear of the property, overlooking the garden, with another large bay window and a lovely stone fireplace featuring a living flame gas fire. The kitchen is fitted with a range of traditional wall and base units and includes electric cooking facilities, space for other appliances and access to the side of the home leading to the garden. There is also a handy downstairs w.c/ cloakroom to the ground floor.

The first floor reveals three good bedrooms and the family bathroom, all set around an open landing. Bedrooms one and two mirror the ground floor spaces with both bedrooms featuring large bay windows, and a third single bedroom. The family bathroom consists of a three-piece suite including a panelled bath, separate shower and wash hand basin, and there is a separate w.c. Externally, the handsome home rests on an incredible plot. Set behind a low brick wall providing access to ample driveway parking, and a mature front garden. Double gates secure the side of the property which features a covered car port and access to the detached garage. The rear garden is a delight. This incredible sunny garden is beautifully kept and features lawns, planting beds and shrubs. A pretty Summer House, aptly named 'The Shed' rests to the rear of the garage and is a perfect spot in which to relax and enjoy the sunshine.

The lively and sought after village of Newton Le Willows features many amenities. The tree lined High Street includes lots of shops, cafes and eateries and there are excellent recreational and leisure facilities all within the village. Being located mid way between the cities of Liverpool and Manchester, the commuter is equally well catered for, with both motorway junction and rail station all located within the immediate area.

Viewings of this charming 1930's traditional semi detached home, offered with both vacant possession and no onward chain, are now welcomed.



