

BANASTRE DRIVE, NEWTON LE WILLOWS, WA12 8BE

An Exceptional Executive Family Home | Approx. 1,855 Sq Ft | Head of Cul-de-Sac | Largest Plot on Development | No Chain

Boasting approximately 1,855 sq. ft of accommodation, this substantial detached property represents the largest style of home on the development, enjoying an outstanding head-of-cul-de-sac position and a plot believed to be the largest within the scheme. The home immediately impresses with a spacious galleried reception hallway, setting the tone for the scale and layout throughout.

The ground floor offers highly versatile living space, including a large bay-fronted lounge with patio doors opening onto the generous gardens, a separate dining room, breakfast kitchen, useful utility room, cloaks/W.C, study and access to the twin garage. The layout works perfectly for modern family life, entertaining and home working alike.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with a contemporary en-suite, complemented by a modern family bathroom. Externally, a generous driveway provides ample off-road parking, while the extensive lawned gardens extend to the rear and side, offering excellent privacy and outdoor space. No chain involved and ideally located within easy reach of Newton-le-Willows train station and the buoyant High Street.















Approx. Gross Internal Floor Area 1855 sq. ft / 172.33 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale

Produced by Flamente 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 15 Mbps download 1 Mbps upload Superfast 80 Mbps download 20 Mbps upload, Ultrafast download 10,000 Mbps 10,000 Mbps upload

Mobile Signal/Coverage: Three 81% EE 71% O2 72% Vodafone 69%

Flood Risk: Very low (surface water, rivers and sea)

Conservation area: No

Local Authority:

St Helens Borough Council

Council Tax:

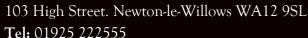
Tax Band E

Tenure:

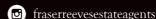
Freehold



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Fraser Reeves Estate Agents





