



THE PARCHMENTS, NEWTON-LE-WILLOWS, WA12 0DX





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Set within The Parchments, one of Newton-le-Willows' most established and desirable residential locations, this four bedroom detached family home occupies a quiet position just off the High Street. The superbly appointed property is ideally placed for everyday amenities, with shops, cafés and services close by, while Newton-le-Willows mainline railway station is also within comfortable walking distance. Offered for sale with no onward chain, the property provides an excellent opportunity for a straightforward purchase in a well regarded setting.

## Approaching the Property

The property is approached via a brick paved driveway providing off road parking, with access to the main entrance and gated side access leading to the rear garden.

## The Accommodation

The property has been thoughtfully extended to the rear, creating an impressive open plan kitchen, dining and living space which forms the heart of the home. Finished with a contemporary fitted kitchen and central island, is complemented by a further conservatory, offering excellent flexibility for family life and entertaining. The ground floor is bright and spacious throughout, with the main lounge enhanced by a log burning stove, while to the first floor there are four well proportioned bedrooms, including a principal bedroom with en-suite facilities.

## Outside & Location

Externally, the property benefits from off road parking to the front and a pleasant, private rear garden ideal for outdoor enjoyment. The location is particularly sought after by families, being well placed for Willow and Mesnes Parks, as well as the highly regarded St Peter's Primary School and Newton-le-Willows High School.







FLOOR PLANS – AWAITING ISSUE

**General Services:** All mains' services are believed to be connected to the property.  
**Construction Type:** Brick  
**Heating type:** Gas Central Heating  
**Flood Risk:** None  
**Conservation Area:** None  
**Council Tax:** Tax Band D – St Helens BC  
**Tenure:** Freehold

| Network                 |                |              |                 |       |      |
|-------------------------|----------------|--------------|-----------------|-------|------|
| Average Broadband Speed |                |              | Mobile Coverage |       |      |
| Package                 | Download Speed | Upload Speed | Provider        | Voice | Data |
| Maximum                 | 10000 Mbps     | 10000 Mbps   | BT              | 0000  | 0000 |
| Basic                   | 19 Mbps        | 1 Mbps       | BT              | 0000  | 0000 |
| Superfast               | 80 Mbps        | 20 Mbps      | O2              | 0000  | 0000 |
| Ultrafast               | 10000 Mbps     | 10000 Mbps   | O2              | 0000  | 0000 |

Data provided by Ofcom

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 68 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.