FRASER REEVES

Independent Estate Agents & Residential Lettings

Entrance Hall

Drawing room

Family Room

Cloakroom

Play Room

Modern Fitted Kitchen

71 Southworth Road

Newton-le-Willows, WA12 0BL

£825,000

Entrance Porch
A tiled step with adjacent gazebo leads to a multi-paned and timber external door with matching surround. Black and white chequered floor, ceiling light point. A solid moulded timber inner door with leaded glazed panels and matching side panels gives access to:

Reception Hall *17' 2" x 16' 2" (5.23m x 4.92m)*
A splendid and inviting area of excellent proportions having a feature oak spindled staircase with a deep storage cupboard under. Oak fireplace, radiator, delph rail, decorative coving.

Cloakroom
Suite comprising white pedestal wash hand basin, low level w.c., radiator, leaded window to side elevation.

Drawing Room *20' 3" x 16' 5" (6.17m x 5.00m)*
A most impressive generously sized room boasting an elegant wide bayed window to the front elevation with built-in window seat. A french door gives access to the side garden. Attractive feature 'Adam style' fireplace, radiators, two wall light points, ceiling light point. Decorative coved ceiling.

Play Room *18' 0" x 16' 7" (5.48m x 5.05m)*
Another spacious and useful room with a window looking out onto the side garden. Tiled inset fireplace with open grate. Radiator, seven wall light points. Dado rail picture rail. A sliding patio door leads into:

Conservatory *28' 7" x 15' 0" narrowingn to 11'11" (8.71m x 4.57m)*
An enhancing addition to the property having a tiled floor and four wall light points. A french door leads out onto the garden whilst a sliding patio door gives access to:

Morning/Family Room *26' 6" x 12' 6" (8.07m x 3.81m)*
A comfortable room for every day use having a feature gas fire. Radiator, picture rail. Cupboard housing central heating boiler. Double glazed window to side and front elevation, open access to:

Kitchen *18' 0" x 12' 2" (5.48m x 3.71m)*
Comprehensively fitted with range of quality Cooke & Lewis wall, base and drawer units with granite work tops, island unit, belfast sink unit. Double gas oven, five ring hob with extractor hood over. Integrated fridge freezer, dishwasher and washing machine. Four velux windows and window to side elevation. Double glazed patio doors leading out on to the rear garden.

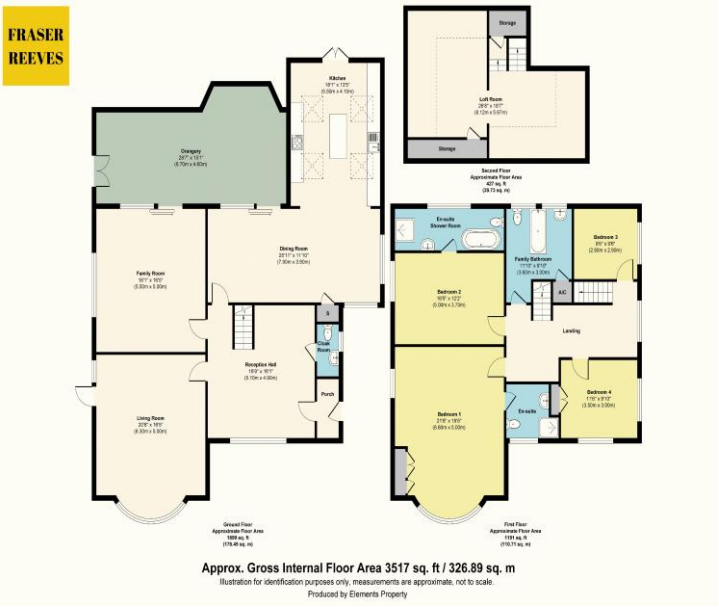
Landing
Accessed via an easy rise turned oak staircase with matching spindled balustrade. A spacious area being split level and having a feature leaded window. Deep coved ceiling with two light points. Radiator.

Bedroom One *21' 0" x 16' 4" (6.40m x 4.97m)*
Positioned to the front elevation a spacious room having windows on two elevations, one being a bay window. Range of quality built in furniture including two triple wardrobes; dressing table and drawer unit, radiator, picture rail, ceiling light point. Access to:

En-suite
Having tiled walls and a suite installed comprising: shower cubicle, pedestal wash hand basin and low level w.c. Electric shaver point. Radiator.

Bedroom Two *15' 2" x 12' 2" (4.62m x 3.71m)*
Another spacious room with a range of built-in furniture, including wardrobes, shelving, dressing table and drawer. Down lighting. Double doors lead through to the en-suite shower room. Radiator. Picture rail.

En-suite shower/dressing room *16' 3" x 5' 6" (4.95m x 1.68m)*
With double walk in shower unit. A suite in white is installed comprising tiled bath, pedestal wash hand basin, low level w.c. Electric shaver point. Chrome radiators. Ceramic tiled floor.



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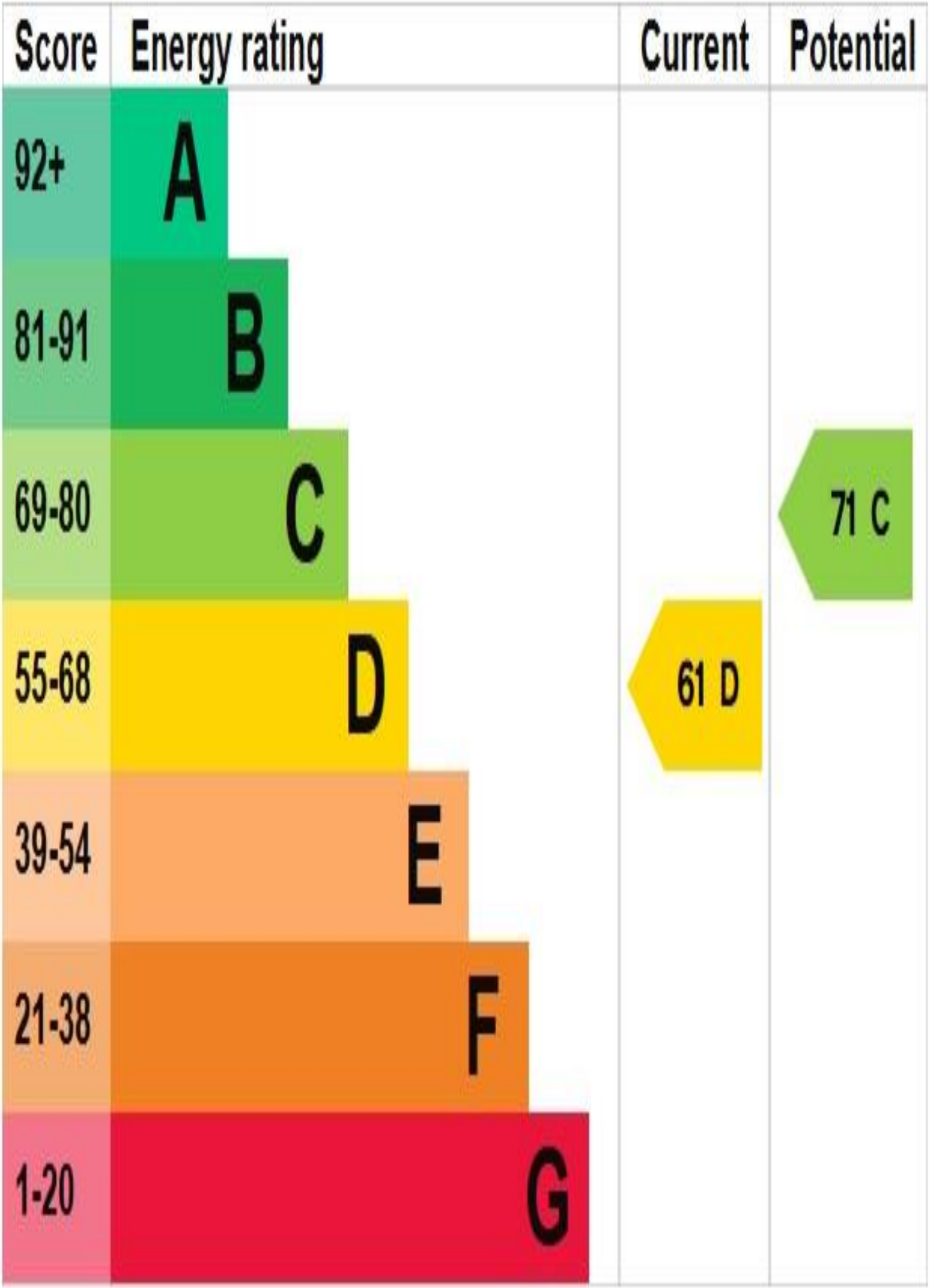
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.


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