



CASTLE HILL, N-L-W, WA12 0DU





## 35 CASTLE HILL, NEWTON-LE-WILLOWS, WA12 0DU

Set Within One Of Newton-Le-Willows' Most Sought After Residential Locations And Offered For Sale With No Onward Chain, This Three Bedroom Home On Castle Hill Occupies A Generous Plot With Open Rear Aspects Across Farmland. Ideally Positioned Just Off The High Street And Within Walking Distance Of Newton-Le-Willows Train Station And Willow Park, The Property Combines Privacy, Convenience And Excellent Long Term Potential.

The property is approached via a driveway providing off road parking and access to the attached garage. A low brick wall encloses the frontage, which is mainly laid to lawn with established planting, creating a neat and well maintained first impression within this desirable Castle Hill setting.

Internally, the property offers well balanced accommodation including a welcoming hallway, spacious living room and kitchen/diner positioned to the rear overlooking the garden. The ground floor also benefits from internal access to the garage. To the first floor are three bedrooms, together with a shower room and separate W.C., providing a practical layout suited to a range of buyers. The property would now benefit from general updating, offering excellent scope for personalisation.

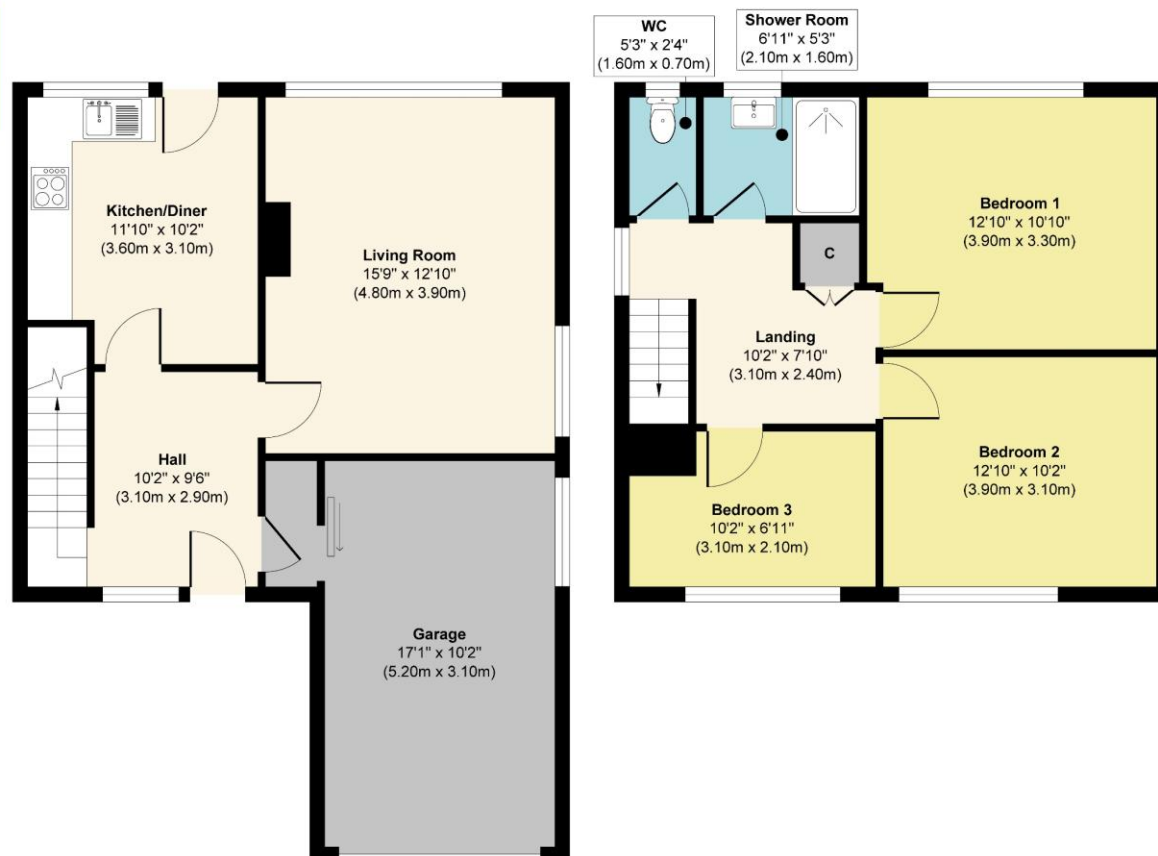
Externally, the generous rear garden is mainly laid to lawn with patio seating area and established boundaries, enjoying a pleasant open aspect and good degree of privacy. The overall plot size provides clear potential for extension (subject to the usual planning consents), presenting an excellent opportunity to create a long term family home in this highly regarded location.







**FRASER  
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**Approx. Gross Internal Floor Area 1125 sq. ft / 104.57 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## 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

**Local Authority:** St Helens Borough Council

**Council Tax:** Tax Band D

**Tenure:** Freehold

Network					
Average Broadband Speed			Mobile Coverage		
Package	Download Speed	Upload Speed	Provider	Voice	Data
Maximum	1800 Mbps	220 Mbps	BT	0000	0000
Basic	16 Mbps	1 Mbps	BT	0000	0000
Superfast	65 Mbps	13 Mbps	O2	0000	0000
Ultrafast	1800 Mbps	220 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	66 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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