



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

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REEVES

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Substantial Detached Family Home Extending To Circa 4,100 Sq Ft, Set Within One Of Newton-Le-Willows' Most Prestigious Locations Just Off The High Street, With A Versatile Annex And A Motivated Seller.

Quietly Positioned On The Highly Sought After Castle Hill, This Impressive Residence Offers Flexible Accommodation Including Four First Floor Bedrooms And A Ground Floor Study/Bedroom Five, Ideal For Modern Family Or Multi Generational Living. A Standout Feature Is The Brick Built Detached Annex, Formerly An Indoor Swimming Pool And Now A Games Room, Offering Excellent Potential For A Dependant Relative, Gym Or Studio, All Within Easy Reach Of Schools, Amenities And Strong Commuter Links.

The property is approached via double electric gates opening onto an extensive brick paved driveway providing ample off-road parking and access to the attached garage. The frontage is enclosed by brick walling and metal railings, with gated side access leading to the rear, creating a smart, secure and impressive first impression.

The property incorporates four well-proportioned bedrooms to the first floor, complemented by a ground floor study/bedroom five, ideal for home working, guests or multi-generational living. A range of reception rooms, bathrooms and well-balanced living spaces combine to create a substantial home perfectly suited to modern family requirements.

Outside & Grounds

The grounds include a substantial brick built detached annex, formerly an indoor swimming pool and now utilised as a games room. This highly versatile space offers superb potential for use as a granny annex, workspace, home gym, studio or leisure suite.

With the sellers demonstrating a motivated and realistic approach, this is a rare opportunity to secure a large, versatile home in a truly premier residential setting.







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.

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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 F - St Helens Borough Council
Tenure: Freehold

Network

Average Broadband Speed

Package	Download Speed	Upload Speed
Maximum	1800 Mbps	220 Mbps
Basic	15 Mbps	1 Mbps
Superfast	75 Mbps	17 Mbps
Ultrafast	1800 Mbps	220 Mbps

Data provided by Ofcom

Mobile Coverage

Provider	Voice	Data
EE	● ● ●	● ● ●
3	○ ○ ○	○ ○ ○
O2	● ● ●	● ● ●
Vodafone	● ● ●	● ● ●

