



Vulcan Park Way, Newton-Le-Willows

Semi Detached House • Three Bedrooms • Recently decorated • En-suite Bathroom • Driveway Parking for two Cars • Spacious Garden • Dining Space Available • Perfectly Located • Close to Local Amenities • Modern Finish Throughout



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you step into this delightful property, you are welcomed by an inviting entrance hallway that provides access to the charming accommodation beyond. Conveniently positioned off the hallway is a practical downstairs WC, ideal for both residents and guests. Continuing through the home, you are greeted by a bright and spacious lounge, flooded with natural light and offering the perfect setting for relaxing, entertaining, or spending quality time with family and friends. To the rear of the property, the well-appointed kitchen boasts ample worktop space, integrated appliances, and a thoughtful layout, making the preparation of home-cooked meals both easy and enjoyable.

Rising to the first floor, you will find three generously sized bedrooms, each providing a comfortable and private retreat. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom, completing the accommodation.



GARDEN

To the rear of the property is a charming garden, perfect for hosting family gatherings or simply relaxing in the summer sunshine. The home also benefits from a private driveway, providing added convenience and peace of mind.

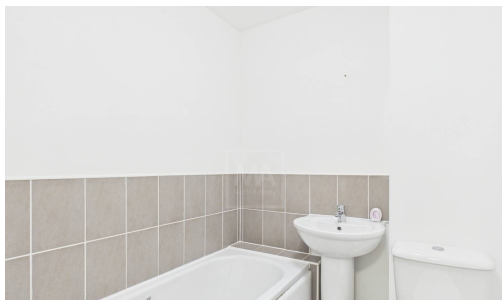


LOCATION:

Newton-le-Willows is a well-established market town within the Metropolitan Borough of St Helens, Merseyside, located in the North West of England. The town sits strategically between Liverpool and Manchester, making it a popular residential location for commuters seeking excellent transport connections while maintaining a more suburban lifestyle. It is positioned just north of Warrington and south of Wigan, with direct rail access to major regional employment centres.

GENERAL INFORMATION:

- › Council Tax band: B
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: C



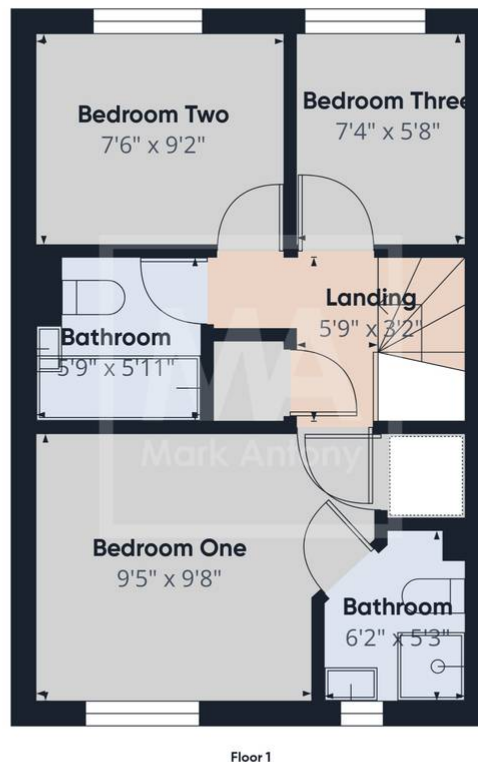
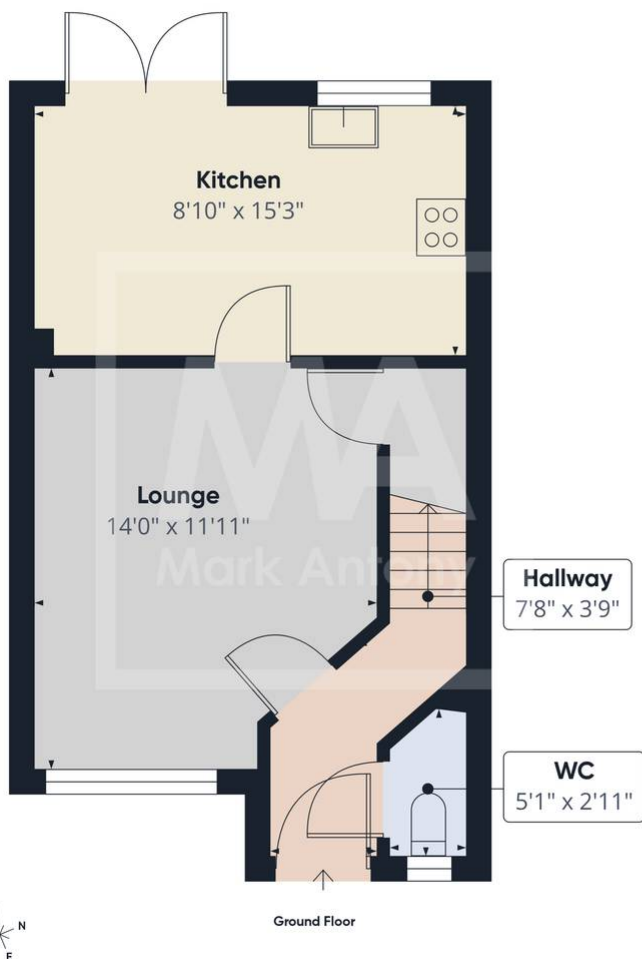




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Approximate total area⁽¹⁾
680 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under separate negotiation.



Note: These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.



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