



4 Malden Road, Newton-Le-Willows, WA12 8AA

Offers Over £250,000



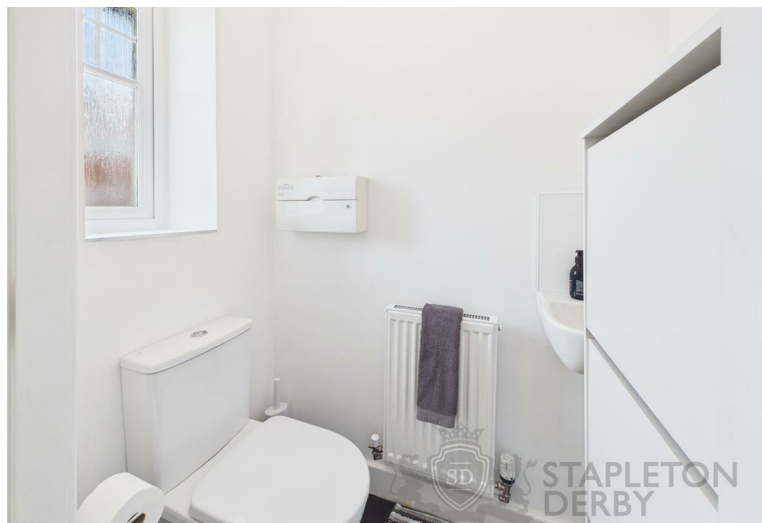
Nestled in the tranquil cul-de-sac of Malden Road, Newton-Le-Willows, this modern end town house, built in 2016, presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms and two bathrooms, this property offers ample space for comfortable living.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient downstairs WC. The spacious lounge provides a perfect setting for relaxation, while the open plan kitchen diner is ideal for entertaining. This area is enhanced by understairs storage and French doors that open out onto a generous lawned garden, complete with a patio area, perfect for al fresco dining or enjoying a sunny afternoon.

The first floor features three bedrooms, each designed to maximise space and light, alongside a modern shower room suite conveniently located off the landing.

Parking is a breeze with a driveway accommodating two vehicles, complete with an electric vehicle charger, catering to the needs of modern living. The property is situated within walking distance of local playing fields, parks, and scenic walking routes, making it an ideal location for outdoor enthusiasts. Additionally, schools and various amenities are close by, ensuring that all your daily needs are easily met.

With no onward chain, this property is ready for you to move in and make it your own. This home is a must-view for anyone seeking a blend of modern convenience and a peaceful setting. Don't miss the chance to explore this delightful residence.





STAPLETON
DERBY





Stapleton Derby
73-75 Corporation Street, St Helens, WA10 1SX
Tel: 0151 430 0717 01744 883 322
info@stapletonderby.co.uk
www.stapletonderby.co.uk



STAPLETON
DERBY

Approximate total area⁽¹⁾
68.8 m²
741 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

IMPORTANT NOTICE TO PURCHASERS
We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.