



SIMPLE LIFE



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Roxby Close, Newton-Le-Willows, WA12

£1,250 PCM

Welcome to Simple Life's Earle Street, set in the western part of Newton-Le-Willows in the area of Earlestown.

The Ellesmere is a stunning home built with your needs in mind. Downstairs, there is a generous living room, hallway and WC. The rear of the property has a magnificent living/kitchen area with a range of contemporary fitted units with integrated appliances. The room has French windows opening onto and overlooking the rear garden as well as a series of skylights which flood the room with light – an ideal space for both family time and entertaining.

Upstairs there is a spacious family bathroom complete with a bath and shower, a master bedroom with fitted, mirrored wardrobes and two further well-proportioned bedrooms. At the top of the stairs you will also find a handy store cupboard.

Historically the Earlestown area owes its existence to the Liverpool and Manchester Railway, which to this day offers its people easy access to city centres. From the development, Earlestown train station is just a 15 minute walk, offering direct services to Liverpool, Chester, Warrington and Manchester. If travelling by car, the M6 is only 4 miles away.

The area has a small, yet busy town centre with an array of good local amenities, including a large Tesco superstore, a medical centre, post office, local market and other popular high street shops, pubs and restaurants. Sankey Valley Park is situated only 2 miles away from the development – the perfect peaceful setting for an afternoon stroll.

To visit the development, please use postcode WA12 9XD in your Satnav, and look for where Earle Street meets Sankey Street.

Deposit: £1440
Holding Deposit: £280
Council Tax: B
Unfurnished
Available 17th March 2026





Key Features

- Private driveway
- Fitted wardrobes to master bedroom
- Fridge freezer
- Dark ash style worktops
- Modern, white kitchen units
- Security alarm system
- Dishwasher
- Washing/drying machine
- Light wash wood effect flooring
- Light wood or white interior doors

Location

