



Southworth Road, Newton Le Willows, WA12 0BS



Southworth Road, Newton Le Willows, WA12 0BS

Occupying a superb position on the highly sought-after Southworth Road, this outstanding four-bedroom detached residence offers an exceptional blend of character, contemporary family living and beautifully maintained outdoor space, all with uninterrupted open field views to both the front and rear.

Presented to an impeccable standard throughout, the property has been lovingly maintained and thoughtfully enhanced, including a recently replaced roof and an attractive newly rendered frontage, creating outstanding kerb appeal.

Inside, the spacious accommodation is perfectly designed for modern family life. There are three versatile reception rooms comprising a welcoming living room, a family lounge and a bright conservatory overlooking the stunning rear garden. A generous fitted kitchen provides the heart of the home, complemented by a practical utility room offering additional storage and workspace.

Upstairs, four well-proportioned bedrooms provide comfortable accommodation for growing families, while the home's period features add warmth and character.

The beautifully landscaped rear garden is a true highlight, offering a variety of spaces to relax and entertain. A raised decking area enjoys elevated views across the garden, while a charming cottage courtyard-style area with rockery and ornamental fish pond creates a peaceful retreat. An attractive al fresco dining area is perfect for summer entertaining, surrounded by established planted borders that provide colour and privacy throughout the seasons.

Further benefits include a detached garage with a greenhouse extension to the rear, offering excellent storage, workshop potential or opportunities for keen gardeners.

Perfectly positioned within walking distance of Newton-le-Willows High Street, the popular Newbank Garden Centre and a range of picturesque countryside walks, this exceptional home combines convenience with a tranquil semi-rural outlook.

Offering spacious accommodation, breathtaking views, stunning gardens and an enviable location, this is a rare opportunity to acquire a truly special family home.

To arrange your viewing, call Fraser Reeves on 01925 222555, email sales@fraser-reeves.co.uk or visit our office at 103 High Street, Newton Le Willows, WA12 9SL.







Approx. Gross Internal Floor Area 1658 sq. ft / 154.00 sq. m

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, tile and render

Heating type: Gas Central Heating

Rights/Restrictions: None

Flood Risk: Very low

Existing Planning Permissions: None

Conservation Area: No

Green belt: Yes

Local Authority:

St Helens Borough Council

Council Tax:

Tax Band E

Tenure:

Leasehold (£7.11 per year ground rent, 999 years from 1934)

Broadband:

Standard download 14mbps, upload 1mbps, superfast download 49mbps, upload 8mbps, ultrafast not currently available.

Mobile signal / coverage:

EE 79%, Three 79%, Vodafone 77%, O2 78%

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 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.

103 High Street, Newton-le-Willows WA12 9SL

Tel: 01925 222555

www.fraser-reeves.co.uk

Fraser Reeves Estate Agents

@FraserReevesEA

fraserreevesestateagents

