



170, Acorn Street, Newton-Le-Willows, WA12 8LE

Offers In The Region Of £220,000

*David
Davies* Collection



170, Acorn Street, Newton-Le-Willows, WA12 8LF

- EPC: C
 - Freehold
 - Recently Renovated To High Spec Throughout
 - Bi-folds Opening Onto Private Rear Garden
 - Modern Family Bathroom & En-suite
- Council Tax Band: A - St Helens
 - Three Bedroom Semi With No Onward Chain
 - Stunning Modern Kitchen With Centre Island
 - Ground Floor WC & Utility Room
 - Driveway Parking

An exceptional three-bedroom semi-detached home, finished to an outstanding standard following a comprehensive renovation, offering truly move-in ready accommodation in the heart of Newton-le-Willows.

Every aspect of this impressive home has been thoughtfully redesigned with high-quality fixtures and finishes throughout. The renovation includes new electrics, a modern central heating system, full re-plastering, a stunning contemporary kitchen, luxurious bathrooms and stylish bi-fold doors, creating a home that exceeds the standard of many new builds.

The accommodation begins with a welcoming entrance leading to a spacious living room featuring an elegant media wall with walnut panelling, a recessed electric fire and durable LVT wood-effect flooring. To the rear, the superb open-plan kitchen/dining room is undoubtedly the heart of the home, boasting a bespoke solid ash cream handleless kitchen with marble-effect worktops, a central island, feature lighting and bi-fold doors with integrated blinds opening onto the rear garden. A separate utility room and convenient ground floor WC complete the ground floor.

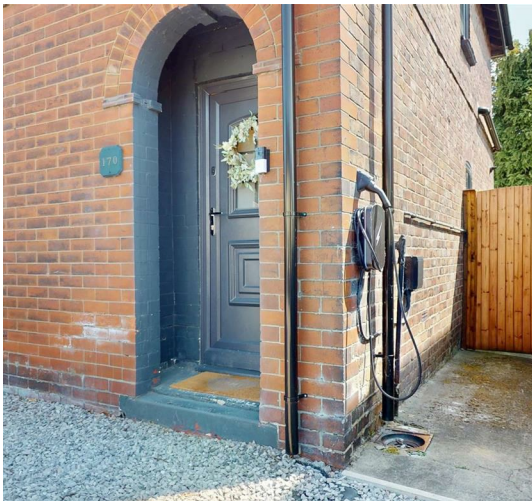
To the first floor, the impressive principal bedroom benefits from a stylish en-suite shower room, whilst two further bedrooms are served by a beautifully appointed contemporary family bathroom with modern anthracite fittings.

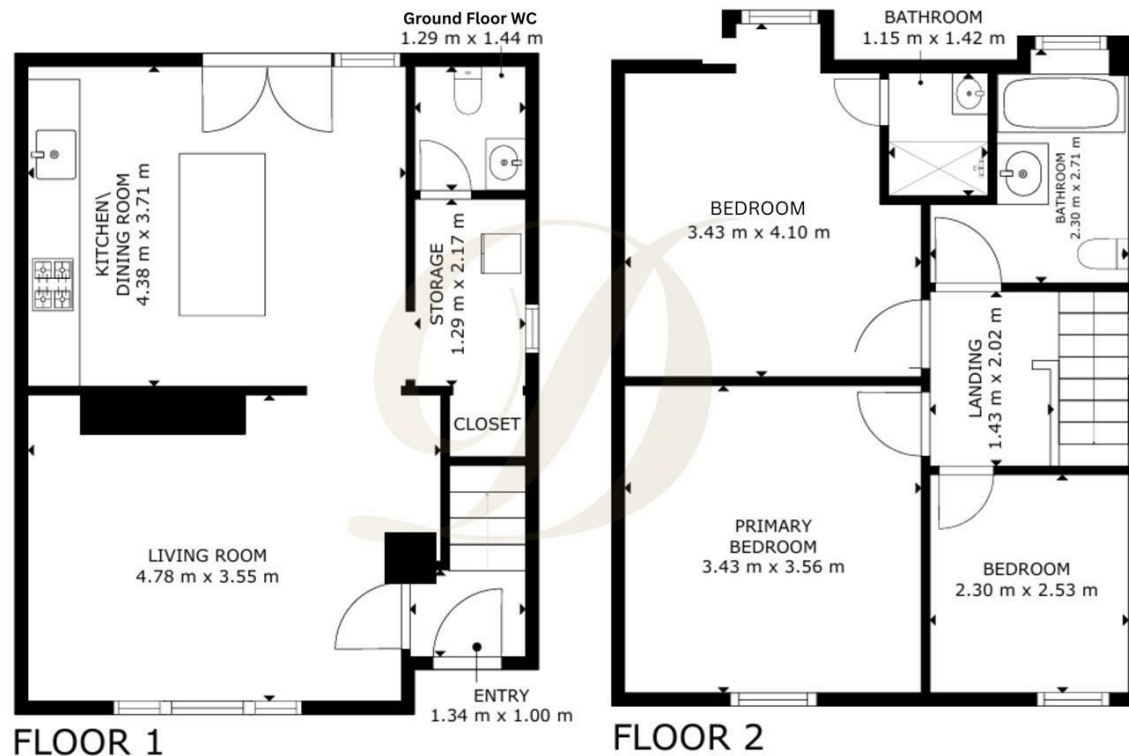
Externally, the property offers a driveway providing off-road parking for two vehicles and the added convenience of an EV charging point. The landscaped rear garden has been designed for both relaxation and entertaining, featuring raised composite Millboard decking, a generous lawn, a substantial brand-new garden shed providing excellent storage, and a private woodland area creating a peaceful setting.

Ideally positioned within walking distance of Newton-le-Willows Train Station, the High Street and highly regarded primary and secondary schools, this outstanding home offers the perfect combination of luxury and modern living.

EPC: C







GROSS INTERNAL AREA
FLOOR 1: 41 m², FLOOR 2: 42 m²
TOTAL: 83 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

David Davies

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Davies

