



HIGH STREET, NEWTON LE WILLOWS, WA12 9SH



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## **\*\*Charming 3-Bedroom Cottage on Newton-le-Willows' Sought-After High Street\*\***

*Nestled in the heart of Newton-le-Willows' fashionable High Street, this beautifully presented 3-bedroom cottage blends contemporary style with characterful period features, creating a truly unique and cosy home, situated in the High Street conservation area.*

Step inside to discover a welcoming living space complete with exposed wooden beams and a charming log burner – perfect for relaxing evenings in. The stylish kitchen and bathroom have been thoughtfully designed, including a stunning roll-top bath that adds a touch of luxury.

All three bedrooms are generously sized, with the third offering versatility as a guest room, home office or hobby space. To the rear, a sunny courtyard garden provides a private and peaceful retreat – ideal for al fresco dining or simply enjoying a quiet moment in the fresh air.

This cottage offers not only character and comfort, but also a prime location. Just moments from boutique shops, restaurants and the Newton-le-Willows railway station, as well as nearby green spaces including Willow Park and Mesnes Park, everything you need is right on your doorstep.

### Key Features:

- Three spacious bedrooms
- Character features including log burner & exposed beams
- Roll-top bath and stylish interiors throughout
- Sunny, private courtyard garden
- Prime High Street location
- No onward chain
- Option to purchase furnishings



Now available to view – don't miss your opportunity to secure a distinctive home in one of Newton-le-Willows' most desirable settings.



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REEVES**



**Approx. Gross Internal Floor Area 874 sq. ft / 81.20 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

Heating type: Gas Central Heating

Broadband: Standard download 21mbps, upload 1mbps, Superfast not currently available, Ultrafast download 1800mbps, upload 220mbps.

Mobile Signal/Coverage: Vodafone 74%, EE 85%, O2 72%, 3 85%

Rights/Restrictions: Not Known

Flood Risk: Very Low

Existing Planning Permissions: Not Known

Conservation area?: yes

**Local Authority:**

St Helens Council

**Council Tax:**

Tax Band B

**Tenure:**

Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 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.

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