



ASHTON ROAD
NEWTON-LE-WILLOWS
WA12 0AG



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We are delighted to offer for sale this attractive three bedroom period semi-detached home, occupying a sought after position ideally placed for Newton-le-Willows High Street and the highly regarded local High School. Retaining much of its original character, the property offers generously proportioned accommodation, two reception rooms and a particularly good sized established rear garden. Whilst well cared for, there is scope for some updating, providing an excellent opportunity for a purchaser to personalise the property to their own taste. **Offered for sale with no onward chain.**

The property is approached via a paved driveway providing ample off road parking and access to the detached garage, together with an established front garden. An enclosed entrance porch leads into the property.

The property incorporates a spacious entrance hallway, living room with attractive bay window, generous second reception room, kitchen and conservatory overlooking the rear garden. To the first floor there are three bedrooms and a family bathroom. The property retains a number of attractive period features including bay windows and stained glass detailing and offers excellent potential for further modernisation and improvement.

To the rear is a particularly good sized, established garden, mainly laid to lawn with mature planted borders, shrubs and trees together with paved seating areas. The property also benefits from a substantial detached garage, together with ample driveway parking.







69 Ashton Road



Approx. Gross Internal Floor Area 1394 sq. ft / 129.70 sq. m (Including Garage)

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: GCH

Broadband: Standard 19mbps download, 1mbps upload
Ultrafast 10000mbps download 10000 upload mbps - Virgin Media, Openreach, Freedom Fibre

Mobile Signal/Coverage: EE Good outdoor, variable in home, O2 Good outdoor, variable in home, 3 Good outdoor, Vodafone Good outdoor

Flood Risk: Very low

Planning Permissions: P/2024/0165/HHFP Proposal:

Demolition of existing conservatory and erection of a single-storey rear extension Valid: 27 March 2024

Decision: **Granted** - 16 May 2024

Local Authority: St Helens Borough Council

Council Tax: Tax Band C

Tenure: Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	40 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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