



WAYFARERS DRIVE, NEWTON LE WILLOWS, WA12 8DF

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Fraser Reeves are delighted to offer for sale this four bedroom detached family home on the ever-in-demand Wayfarers Drive, Newton Le Willows.

Situated on a fantastic plot with an attractive front elevation, driveway and garage, this property truly welcomes you.

Internally, there are two separate reception rooms (living room and dining room), a downstairs w.c, a kitchen and a separate utility room to the ground floor, with four good sized bedrooms (one with en-suite shower room) and a family bathroom to the first floor.

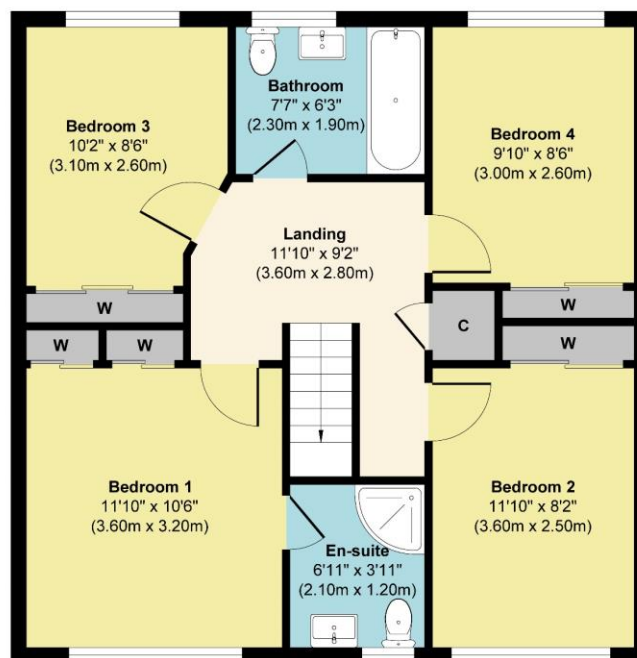
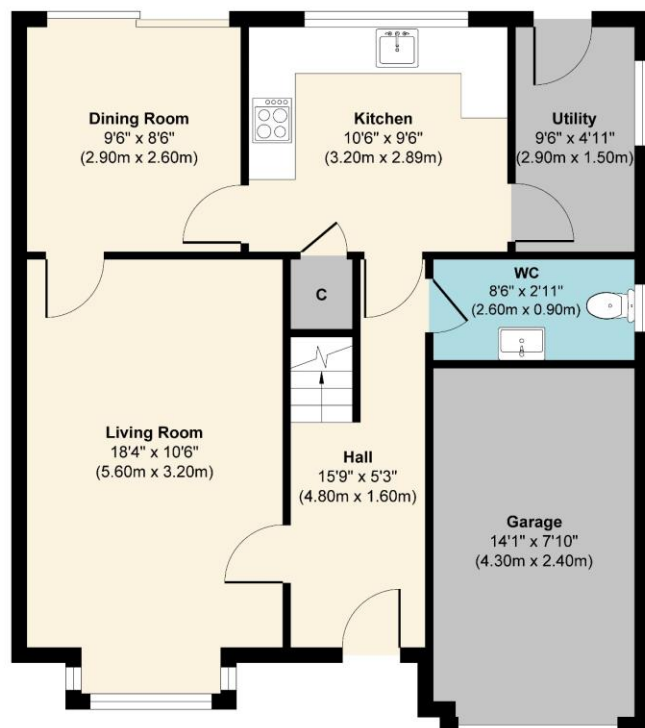
Outside, viewers will appreciate the established rear garden that is laid to lawn. In a sunny position, it's ideal for spending time with family and friends outside in the warmer months of summer.

Offered for sale with no onward chain, this is a rare opportunity for buyers looking to move to this prestigious estate to move in and make it their own, creating a bespoke family home whilst at the same time potentially adding significant value.

To discuss this property further, or arrange a viewing, call us 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 1386 sq. ft / 128.80 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 and tile

Heating type: Gas Central Heating

Flood Risk: Very low

Conservation Area: None

Local Authority: St Helens Borough Council

Council Tax: Tax Band D

Tenure: Freehold

Mobile availability: Vodafone 84%, EE 83%, Three 82%, O2 76%.

Broadband availability: standard: 15mbps download, 1mbps upload. Superfast: 80mbps download, 20mbps upload, Ultrafast: 10,000 mbps download, 10,000 upload.



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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