



SOUTHWORTH ROAD, NEWTON-LE-WILLOWS, WA12 0BL



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A Rare Opportunity To Acquire A Substantial Detached Residence Occupying A Generous Elevated Plot Along Southworth Road, One Of Newton-Le-Willows' Most Highly Regarded Residential Addresses. Enjoying Mature Private Gardens, Excellent Parking And Extensive Family Accommodation, This Imposing 1920s Home Combines Character, Space And Convenience In Equal Measure.

The property is approached via gated access leading to an extensive driveway providing ample off-road parking and access to the detached double garage. Mature gardens to the front and side create an attractive setting and give the property an excellent degree of privacy.

The property incorporates spacious and versatile accommodation centred around an impressive reception hallway, with a bay-fronted lounge, substantial family room, orangery and a well-appointed kitchen with central island all contributing to the generous ground floor layout. To the first floor are four excellent bedrooms, two en-suite facilities and a family bathroom, whilst a further attic room provides useful additional space suitable for a variety of uses.

The grounds include established gardens extending to three sides, offering a pleasant and private outdoor environment rarely found in such a convenient setting. The detached double garage and extensive parking further enhance the practicality of this substantial family home.







Approx. Gross Internal Floor Area 3517 sq. ft / 326.89 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
Flood Risk: None
Conservation Area: Yes
Local Authority: St Helens Borough Council
Council Tax: Tax Band G
Tenure: Freehold

Network

Package	Average Broadband Speed		Mobile Coverage		
	Download Speed	Upload Speed	Provider	Voice	Data
Maximum	10000 Mbps	10000 Mbps			
Basic	16 Mbps	1 Mbps			
Superfast	80 Mbps	20 Mbps			
Ultrafast	10000 Mbps	10000 Mbps			

Data provided by Ofcom

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 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.