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Wayfarers Drive, Newton-le-willows, WA12 8DF

£285,000

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**Please Quote Reference: JA1142** - Offered with no onward chain, this charming two bedroom detached home is tucked away in a quiet, highly sought-after cul-de-sac, providing a versatile and welcoming living space. Ideal for first-time buyers, downsizers, or anyone looking for a peaceful retreat, this home combines comfort, style, and practicality.

Step inside to an inviting entrance hall leading into a bright and spacious living room, perfect for relaxing or entertaining. The open-plan kitchen with breakfast bar flows seamlessly into a sunlit conservatory, offering an additional reception space or a versatile home office. From here, you can enjoy views over the generous, low-maintenance garden, complete with paving and artificial lawn, an ideal setting for year-round dining, play, or simply enjoying the outdoors.

Upstairs, there are two well-proportioned double bedrooms, both benefiting from built-in wardrobes, alongside a contemporary family bathroom.

Externally, the property offers a spacious garage, currently used for storage but with potential for conversion into additional living space. There is also scope to extend (subject to planning permission) and a large driveway providing off-road parking for multiple vehicles.

Conveniently located near Newton-le-Willows High Street, the home is within easy reach of boutique shops, artisan cafés, vibrant restaurants, and local amenities. Commuters will appreciate Newton-le-Willows railway station with direct links to Liverpool, Manchester, and Manchester Airport, while excellent road connections via the M62, M6, and East Lancashire Road make travel across the North West straightforward. Local bus routes connect surrounding towns including Warrington, St Helens, and Leigh, and families benefit from highly regarded schools such as Hope Academy and Newton-le-Willows Primary School.

Combining the charm of a peaceful cul-de-sac with excellent transport links, amenities, and schooling, this attractive detached home represents a fantastic opportunity for buyers seeking both convenience and lifestyle.





TOTAL FLOOR AREA: 1031 sq.ft. (95.7 sq.m.) approx.  
 While every effort has been made to show the accuracy of the finished contract, the responsibility for the accuracy of the information is not accepted by the agent. The agent is not responsible for any errors or omissions in the information provided. The agent is not responsible for any errors or omissions in the information provided. The agent is not responsible for any errors or omissions in the information provided.

- Please Quote Reference: JA1142
- No Onward Chain
- Nestled In A Tranquil Cul-De-Sec
- Conservatory
- Low Maintenance Rear Garden
- Driveway Providing Off Road Parking For Multiple Vehicles
- Versatile Garage Space
- Within A Stones Throw To Newton-Le-Willows Train Station
- Close Proximity To The Hustle & Bustle Of Newton-Le-Willows High Street
- Potential For Development Subject To The Relevant Permissions

