



PARK ROAD SOUTH
NEWTON-LE-WILLOWS
WA12 8EX



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****PERIOD PROPERTY** **NO ONWARD CHAIN****
****DETACHED FAMILY HOME****

Charming 3-Bedroom Detached Period Home - Park Road South, Newton-le-Willows - No Onward Chain

Nestled along the popular Park Road South, this delightful three-bedroom detached period property offers a rare opportunity to acquire a character-filled family home with generous living space and timeless appeal.

From the moment you arrive, the home's attractive façade and bay windows set the tone for what lies within. Stepping inside, you are welcomed by a wealth of original features, including elegant stained glass windows, impressively high ceilings, and beautifully proportioned rooms that reflect the charm of its era.

The ground floor boasts two spacious reception rooms, ideal for both relaxing and entertaining. These versatile living spaces are flooded with natural light and offer the perfect setting for family life or hosting guests. The property also benefits from a well-appointed kitchen and additional utility room, which can be accessed from the side elevation.

Upstairs, you will find three well-sized bedrooms, offering comfortable accommodation for families, along with a family bathroom.

Externally, the property continues to impress. A private rear garden provides a peaceful outdoor retreat, perfect for children, gardening enthusiasts, or summer gatherings. To the front and side, there is driveway parking leading to a detached garage, offering additional storage or potential workspace.

Key Features:

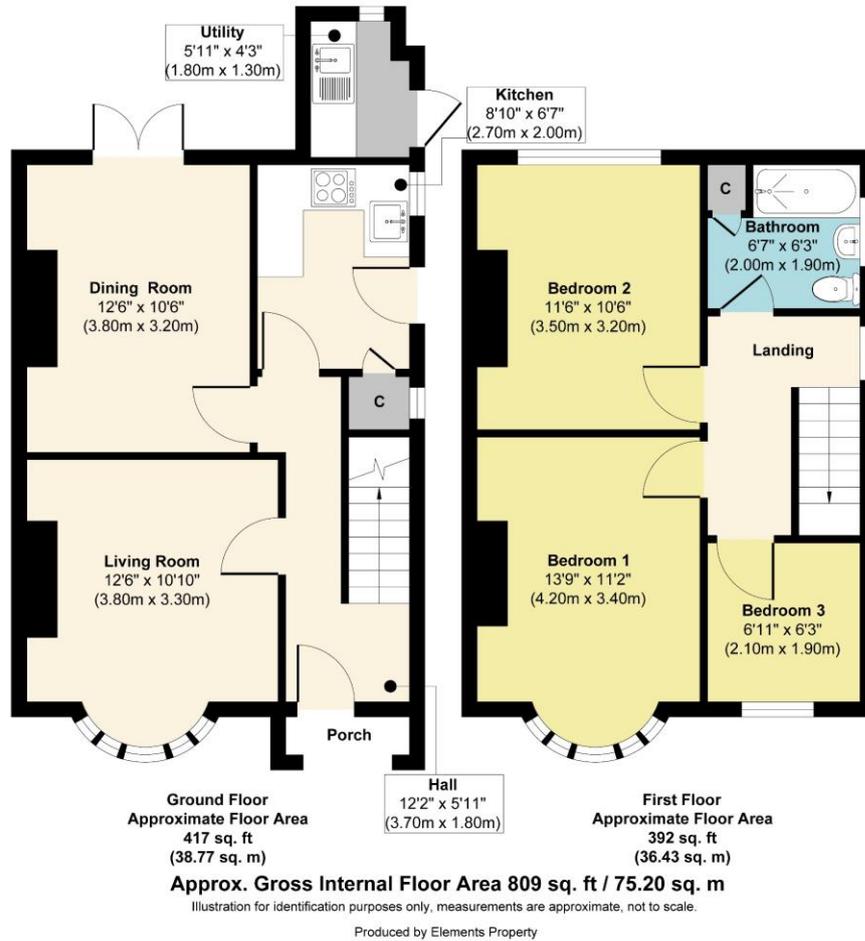
- Detached period property
- Three bedrooms
- Two generous reception rooms
- Character features throughout
- Stained glass windows, bay windows & high ceilings
- Private rear garden
- Driveway parking & detached garage
- Freehold tenure
- No onward chain

This charming home combines space, character, and convenience, making it an ideal choice for families seeking a distinctive property in a desirable location.

Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

For further information or to arrange your viewing, call 01925 222555, email sales@fraser-reeves.co.uk or visit our office at 103 High Street, Newton Le Willows, WA12 9SL





General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick, render and tile

Heating type: Gas Central Heating

Broadband: Standard - 11mbps download, 1mbps upload, Superfast 76mbps download, upload 20mbps, Ultrafast 10,000mbps download, 10,000 mbps upload.

Mobile Signal/Coverage: Vodafone 71%, EE 76%, O2 74%, 3 76%

Flood Risk: Very low

Conservation Area: No

Local Authority: St Helens Borough Council

Council Tax: Tax Band C

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 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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