



Woodstock, Ashton Road, Newton Le Willows, WA12 0AJ



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## \*\*BAY FRONTED 1920s HOME \*\* MODERN PRACTICALITY AND PERIOD CHARM \*\* DOUBLE HEIGHT EXTENSION \*\*

Welcome to Woodstock, an idyllic 1920s character home in a sought after location with distinctive kerb appeal.

Set back from the main road, the large driveway lends itself to off-road parking for several vehicles, with additional parking available through the double gates to the left of the property.

Inside, you will find an impressive central hallway with two bay-fronted reception rooms and the open-plan kitchen / dining area with handy utility room also.

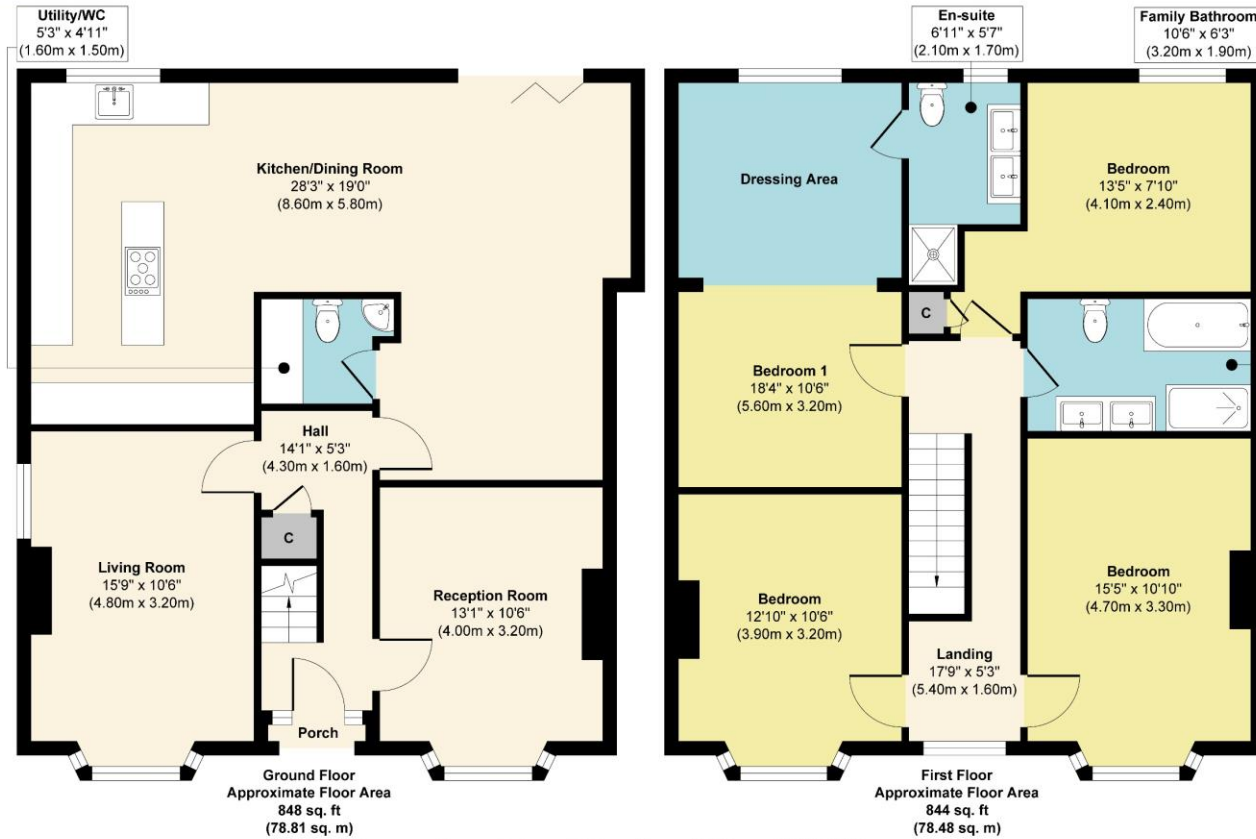
To the first floor are four bedrooms, two of which are bay-fronted with the remaining two at the rear of the property with open aspect field views. There is a family bathroom in addition to the en-suite shower room which is located off the principal bedroom's dressing area.

Outside, there are open-field views and a private rear garden with summer house; a peaceful oasis and perfect for family entertaining through the warmer months.

Don't miss out on your chance to view this beautiful family home. To arrange your viewing, call us on 01925 222555, email [sales@fraser-reeves.co.uk](mailto:sales@fraser-reeves.co.uk) or pop into our office at 103 High Street, Newton Le Willows, WA12 9SL.







**Approx. Gross Internal Floor Area 1692 sq. ft / 157.29 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  
**Rights/Restrictions:** none  
**Flood Risk:** very low  
**Existing Planning Permissions:** none  
**Conservation Area:** no  
**Local Authority:** St Helens Borough Council  
**Council Tax:** Tax Band E  
**Tenure:** Leasehold (£4.50 ground rent p/a. 999 years from 1928).  
**Broadband:** Standard - 17mbps download, 1mbps upload, Superfast 62mbps download, upload 12mbps, Ultrafast 10,000mbps download, 10,000 mbps upload.  
**Mobile phone coverage:** Vodafone 71%, EE 76%, O2 74%, 3 76%

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	33 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.