







CASTLE HILL NEWTON-LE-WILLOWS WA12 ODU



# CASTLE HILL, NEWTON-LE-WILLOWS, WA12 0DU

Set on a generous corner plot in one of the area's most desirable residential locations, this four-bedroom semi-detached home presents a rare opportunity to purchase a property of space, flexibility and position. Located just off the High Street and adjoining Willow Park, the home is offered with no onward chain and is particularly well suited to downsizers seeking a premium yet manageable home.

The accommodation is thoughtfully arranged and highly versatile. The ground floor comprises an entrance hallway, a spacious lounge flowing into a conservatory, a fitted kitchen, a ground-floor bedroom, and a WC ideal for those requiring ground-floor living. To the first floor are three well-proportioned bedrooms, a family bathroom and a separate WC, providing ample space for visiting family or guests.

Outside, the corner plot setting is a significant advantage. Gardens extend to the front and rear, offering further potential for off-road parking (subject to consent), while the generous rear garden enjoys open views over fields, creating a peaceful and private outdoor environment. Homes of this type and location are rarely available, making this an outstanding opportunity at a premium level.



















Approx. Gross Internal Floor Area 1298 sq. ft / 120.63 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

Broadband: Standard 16mbps download, 1 mbps upload, superfast 70 mbps download, 15 mbps upload, ultrafast 1800 mbps download, 220 mbps upload.

Mobile Signal/Coverage: Three 81%, O2 72%, EE 71%, Vodafone 69%

Flood Risk: None

Conservation Area: None

## Local Authority:

St Helens Borough Council

### Council Tax:

Tax Band D

# Tenure:

Freehold

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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