



CASTLE HILL  
 NEWTON-LE-WILLOWS  
 WA12 0DU





## 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



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