



HIGHMARSH CRESCENT, NEWTON LE
WILLOWS, WA12 9WF

£350,000



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Welcome to this well-appointed, four-bedroom detached home, ideally situated in the highly desirable Highmarsh Development of Newton-le-Willows. Perfectly designed with family living in mind, this generously proportioned home offers a

From the moment you arrive, the home makes a lasting impression. With good driveway parking in addition to an integral garage, convenience meets practicality. Step inside and you'll find spacious, light-filled interiors ready for a new owner to move in and make their own. The layout flows effortlessly, with well-sized rooms and excellent connectivity between the living spaces – ideal for everyday family life.

The heart of the home features a large kitchen with direct access to the garage, making daily routines seamless. Upstairs, four bedrooms provide comfort and flexibility for growing families, guests, or a home office setup.

To the rear, the spacious garden – laid mainly to lawn – offers a safe and sunny space for children to play, summer gatherings, or simply relaxing outdoors.

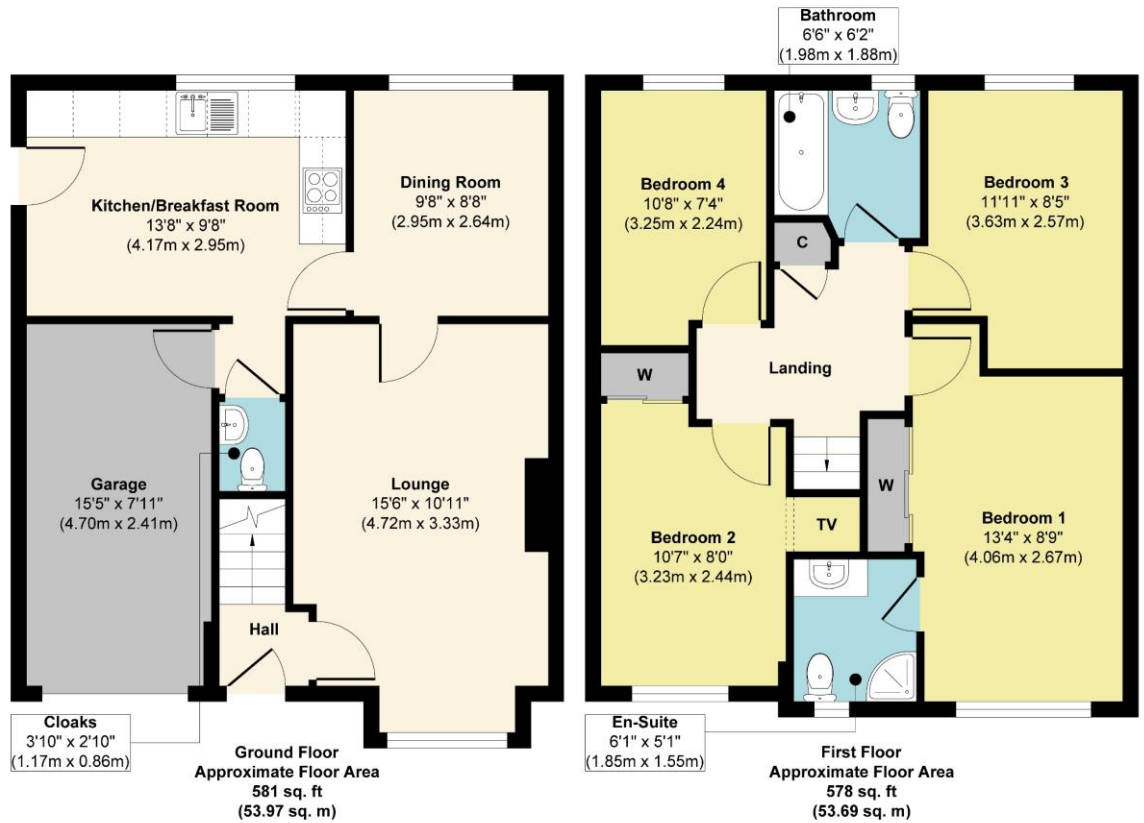
Located in a quiet corner of the popular Highmarsh Development, this property enjoys a strong community feel with many other families nearby. The estate also benefits from an attractive park at its centre, providing a peaceful outside space for the residents.

This is a superb opportunity for buyers seeking a spacious, detached family home in a peaceful yet well-connected location. With so much to offer and room to grow, this property must be seen to be fully appreciated.

Enquire today to arrange your viewing on 01925 222555







General Services:

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

Construction Type: Brick and tile

Heating type: Gas central heating

Broadband: 9mbps / 66mbps / 1800mbps (standard / superfast / ultrafast download speed. 0.9mbps / 16mbps / 220mbps (standard / superfast / ultrafast upload speed).

Mobile Signal/Coverage: Vodafone (voice and data good), O2 (voice good, data limited), Three (voice and data limited), EE (voice and data limited)

Rights/Restrictions: ask agent

Flood Risk: very low (surface water, rivers and sea)

Existing Planning Permissions: none

Local Authority:

St Helens Council

Council Tax:

Band D

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