



ASHTON ROAD, NEWTON LE WILLOWS, WA12 0AE



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# ASHTON ROAD, NEWTON LE WILLOWS, WA12 0AE

5 Bed Family Home | Circa 2000 Sq.Ft | No Onward Chain | Desirable Location

Set in an enviable elevated position within this highly sought-after location, this substantial period family home offers generous and versatile accommodation extending to circa **2,000 sq ft**, ideal for growing families or those seeking flexible living space. Well presented throughout yet offering excellent scope for modernisation, the property combines classic proportions with outstanding long-term potential.

The ground floor is particularly impressive, featuring an inviting entrance vestibule and reception hallway, cloakroom/W.C., a bay-fronted lounge with double doors opening into a spacious dining room, which in turn flows into a further sitting room. A kitchen and integral garage complete the ground floor layout, providing a practical and adaptable footprint well suited to contemporary family living.

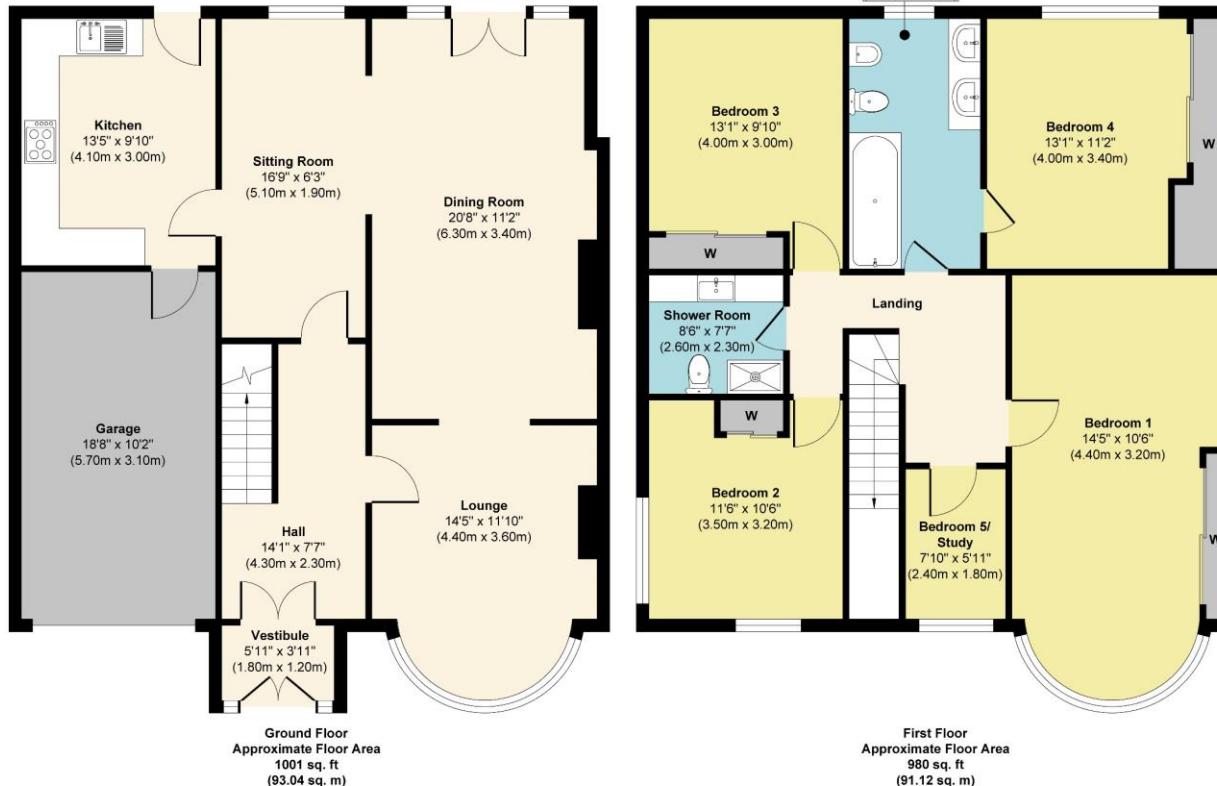
To the first floor are **four to five bedrooms**, complemented by both a family bathroom and an additional shower room. Externally, the property enjoys lawned front gardens and particularly private rear gardens, while the location offers convenient access to the High Street, High School, East Lancashire Road and the M6 motorway – making this a rare opportunity to acquire a substantial period home in such a prime setting.

To arrange your viewing, call us on 01925 222555 or email [sales@fraser-reeves.co.uk](mailto:sales@fraser-reeves.co.uk)



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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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### General Services:

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

Construction Type: Brick

Heating type: Gas central heating

Broadband: Standard: 20mbps download / 1mbps upload. Superfast not available. Ultrafast: 10,000mbps download / 10,000 mbps upload.

Mobile Signal/Coverage: 3: 81%. O2: 72%. EE: 71%. Vodafone: 69%.

Rights/Restrictions: ask agent

Flood Risk (if known): Very low

Existing Planning Permissions: none

Conservation Area?: no

### Local Authority:

St Helens Council

### Council Tax:

Band D

