



CURRENT FRONT ELEVATION



ARTISTS IMPRESSION ILLUSTRATIVE PURPOSES ONLY. SUBJECT TO PP



ROB LANE, NEWTON-LE-WILLOWS, WA12 0DR

CURRENT REAR ELEVATION



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A Rare Opportunity To Acquire An Individual Detached Home Within One Of Newton-Le-Willocks' Most Prestigious And Sought After Locations, Just Off The High Street, Enjoying Open Views Across Farmland Towards Willow Park And Newton Lake. Offered With No Onward Chain, The Property Combines A Prime Setting With Exceptional, Clearly Demonstrated Potential To Create A Standout Executive Family Home From Its Current 1711 Sq Ft to circa 2400 Sq Ft, As Illustrated Within The Accompanying Artist Impressions (Subject To The Necessary Planning Permission And Consents).

The Property Is Approached Via A Private, Maturely Screened Frontage Offering A High Degree Of Privacy. Internally, The Current Layout Is Flexible And Well Suited To Modern Living, With A Reception Room Capable Of Serving As A Ground Floor Bedroom If Required, Supported By A Contemporary Shower Room A Particularly Attractive Feature For Downsizers. The Remaining Accommodation Is Well Proportioned And Light Filled, Providing A Solid, Immediately Usable Home While Also Offering A Strong Foundation For Re-Configuration Or Extension.

Externally, The Generous Rear And Side Gardens Are The Property's Defining Feature, Providing Clear Scope For A Comprehensive Transformation. The Illustrated Proposals Demonstrate The Potential To Add A Double Garage With Bedroom Above And Create A Remodelled Open Plan Kitchen, Dining And Family Space To The Rear, Resulting In A Substantial, Individual Non Estate Home. Fraser Reeves has Recently SOLD a Neighbouring Property Which Has Already Successfully Implemented A Similar Scheme, Achieving A Record Sale Price For The Road Underlining Both The Strength Of Demand And The Exceptional Opportunity This Property Represents.





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Approx. Gross Internal Floor Area 1711 sq. ft / 159.90 sq. m (Including Garage)

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

Local Authority:

St Helens Borough Council

Council Tax:

Tax Band E

Tenure:

Leasehold

Flood risk: none

Conservation Area: None

Broadband Speed

Package	Download Speed	Upload Speed
Maximum	10,000 Mbps	10,000 Mbps
Basic	15 Mbps	1 Mbps
Superfast	53 Mbps	8 Mbps
Ultrafast	10,000 Mbps	10,000 Mbps

Mobile Coverage

Provider	Voice	Data
EE	3/4	3/4
Three	0/4	0/4
O2	4/4	4/4
Vodafone	4/4	4/4

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 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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