



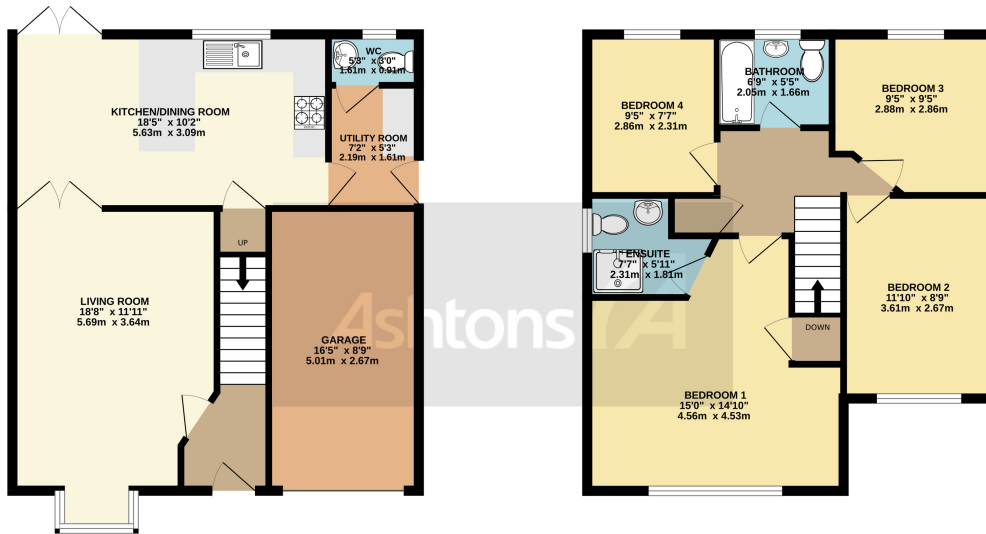
*Paxman Close, Newton-le-Willows. WA12.*  
*£300,000*

4 Bed Detached Family Home | Ensuite, Main Bathroom & W.C | Open Plan Modern Fitted Kitchen  
Dining Room | Garage & Driveway Parking | Good Size South Facing Rear Garden | No Chain |  
Council Tax Band - D | EPC:C |



GROUND FLOOR  
641 sq.ft. (59.5 sq.m.) approx.

1ST FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1225 sq.ft. (113.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Enviably tucked away at the bottom of the estate, houses seldom come onto the open market, this instantly impressive & immaculately maintained detached family home is the perfect purchase for any growing families seeking a home they can simply move straight into.

Set back from the road behind a driveway & garden - the home internally is set across two floors & totals a sizeable 1225 (approx) square feet of light, contemporary living space balanced perfectly with high quality fittings throughout - this is a property that demands a much closer inspection.

A generously sized ground floor that in brief comprises; a hallway, bay fronted living room, open plan modern fitted kitchen with range of wall and base units, utility room and w.c. with access to garage. Upstairs, the property provides four good sized bedrooms with a smart en-suite to the master and a superb principal bathroom suite. Master and bedroom two both come with fitted wardrobes. Current owners have placed their own stamp with new Amtico herringbone flooring through out the hallway and living room January 2023, property also has plans for a full width rear extension to really open up the kitchen/dining layout and also approved garage conversion to a office space or another bedroom. Boarded & shelved attic space with drop down ladder and lighting.

Externally the plot to both the front and rear are equally impressive; the rear is enclosed, private and landscaped, with a smart Indian Stone flagged patio, with a kids play area - all of which come together to create the perfect outdoor area for sitting out. To the front is a driveway providing off road parking for numerous vehicles & leading to the



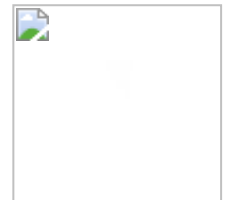
Contact your local office  
to arrange a viewing:

Padgate: 01925 479334  
Great Sankey: 01925 454300  
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Viewing is strictly by appointment only through  
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