



**223 Crow Lane East, Newton-Le-Willows, WA12 9UB**  
**Offers in excess of £150,000**

## The Property Perspective

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Situated within a popular and well-established residential area of Newton-le-Willows, Crow Lane East offers the perfect balance of convenience and community. The property is within easy reach of the town centre, which provides a variety of shops, supermarkets, cafes and everyday amenities, while larger retail and leisure options are available in nearby St Helens and Warrington. For commuters, Newton-le-Willows railway station offers direct links to Manchester and Liverpool, and the area also benefits from excellent access to major road networks including the A580 East Lancashire Road and M6 motorway. The area is well regarded for its local schools and green spaces, including Mesnes Park and Sankey Valley Park, making it a popular choice for a range of buyers.

This attractive bay-fronted Victorian property is beautifully presented throughout and retains a wonderful sense of character combined with modern living. The ground floor comprises a welcoming living room to the front, while to the rear is a bright and spacious open plan kitchen and dining room, creating an ideal environment for both everyday living and entertaining. To the first floor are two very generous double bedrooms and a modern bathroom fitted with a stylish three-piece suite including an over bath shower. Externally, the property benefits from a low-maintenance courtyard garden with a rear access gate, providing practicality alongside its charming period appeal.

### Front

#### GROUND FLOOR

##### Living Room 14'3" x 9'2" (4.36m x 2.81m)

Window to front, wood laminate flooring, radiator, painted walls.

##### Kitchen/Diner 19'9" x 12'4" (6.03m x 3.78m)

Wood laminate flooring, wall mounted and base units, window to rear of dining room, window to rear of kitchen, door to garden from kitchen. Wall mounted and base units, integrated oven, electric hob, extractor space for washing machine, space for fridge/freezer. Stairs from dining space to first floor.

#### FIRST FLOOR

##### Bedroom 12'7" x 11'10" (3.85m x 3.62m)

Front facing, carpet, painted walls, radiator.

##### Bedroom 10'10" x 8'11" (3.32m x 2.73m)

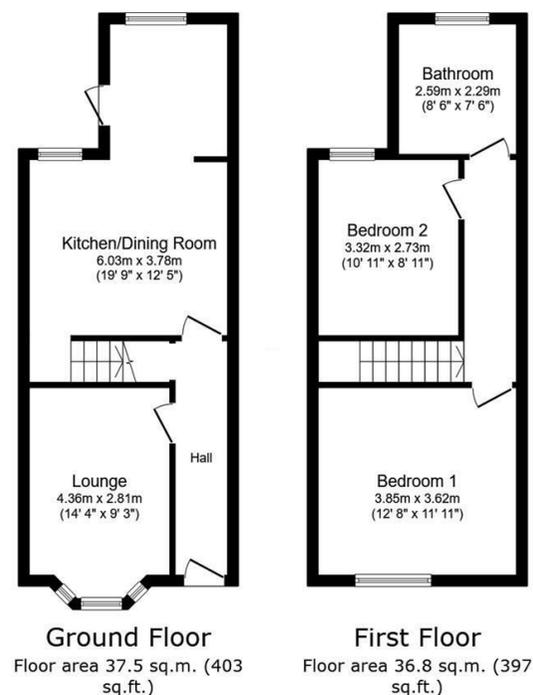
Rear facing, window to rear, painted walls, carpet.

##### Bathroom 8'5" x 7'6" (2.59m x 2.29m)

Lino flooring, window to rear, three piece suite with over bath shower, painted and tiled walls, heated towel rail, fitted storage cupboard.

##### Rear Garden

Courtyard garden with hedging/tree area. Rear access gate, tap.



Total floor area: 74.3 sq.m. (800 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)

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