# 36 The Parchments, Newton-Le-Willows

In Excess of **£500,000**

JUMP-**PAD**

# 36 The Parchments

Newton-Le-Willows, Newton-Le-Willows

A fabulous updated 4-bedroom detached family home for sale on the highly sought-after Parchments developments. The property (circa 2,300 sq ft) briefly comprises of an inviting entrance hallway, a stunning open-plan kitchen/dining room with Bi-folding doors, a generously sized living room, 2nd reception room, study, and WC to the ground floor. Upstairs there are four good sized double bedrooms, en-suite to master and a family bathroom. There is an additional storage room accessed externally, and a double garage with electric door. The front garden includes a double driveway, lawn and paved pathway. The generous rear garden includes a patio, lawn, raised seating area, and gated side access. Council Tax band: E
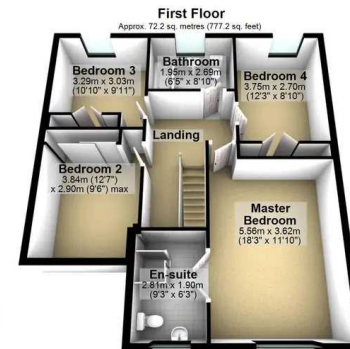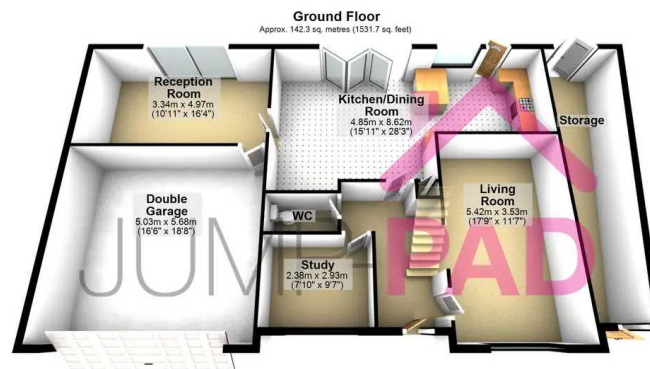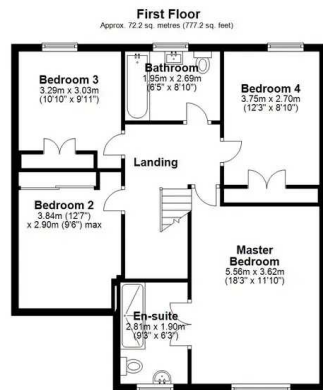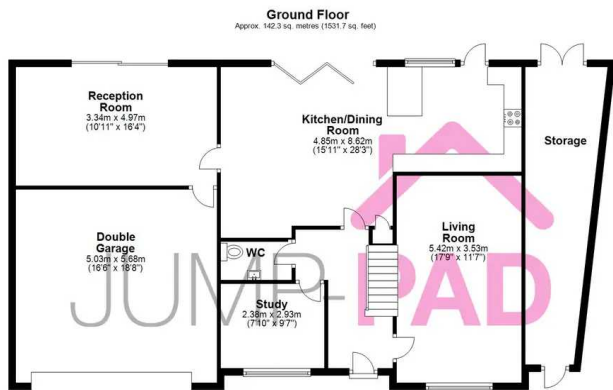
Tenure: Freehold

- An updated 4-bedroom detached family home
- Modern open-plan kitchen / dining room with Bi-folding doors
- Situated on the highly sought-after Parchments development
- A generously sized plot & double garage

**Ground Floor**
Approx. 142.3 sq. metres (1531.7 sq. feet)

Reception Room
3.34m x 4.97m
(10'11" x 16'4")

Kitchen/Dining Room
4.85m x 8.62m
(15'11" x 28'3")

Storage

Double Garage
5.03m x 5.68m
(16'6" x 18'8")

WC

Living Room
5.42m x 3.53m
(17'9" x 11'7")

Study
2.38m x 2.93m
(7'10" x 9'7")

**First Floor**
Approx. 72.2 sq. metres (777.2 sq. feet)

Bedroom 3
3.29m x 3.03m
(10'10" x 9'11")

Bathroom
1.95m x 2.69m
(6'5" x 8'10")

Bedroom 4
3.75m x 2.70m
(12'3" x 8'10")

Landing

Bedroom 2
3.84m (12'7")
x 2.90m (9'6") max

Master Bedroom
5.56m x 3.62m
(18'3" x 11'10")

En-suite
2.81m x 1.90m
(9'3" x 6'3")

Total area: approx. 214.5 sq. metres (2308.9 sq. feet)

Whilst we endeavour to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage / meterage of the property if shown on this plan Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced using PlanUp.

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