



SIMPLE LIFE



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## Earle Street, Newton-Le-Willows, WA12

£1,190 PCM

Welcome to Simple Life's Earle Street. Our homes at Earle Street are set in the western part of Newton-Le-Willows in the area of Earlestown. Historically the Earlestown area owes its existence to the Liverpool and Manchester Railway, which to this day offers its people easy access to city centres. From the development, Earlestown train station is just a 15 minute walk, offering direct services to Liverpool, Chester, Warrington and Manchester. If travelling by car, the M6 is only 4 miles away.

The Dee is a beautiful four bedroom modern home, built over two levels.

Downstairs there is a large living room, WC and hallway leading to the rear of the property where you will find a stunning kitchen/dining area equipped with integrated kitchen appliances and contemporary units. The kitchen/dining area also benefits from French windows which take you into your own private rear garden.

Upstairs you will find a family sized bathroom including a stylish white bathroom suite and four bedrooms – two doubles and two singles. The master bedroom benefits from built-in wardrobes and an en-suite bathroom fitted with its own shower and cubicle.

The area has a small, yet busy town centre with an array of good local amenities, including a large Tesco superstore, a medical centre, post office, local market and other popular high street shops, pubs and restaurants. Earlestown is also home to its local favourite, 'curry quarter-of-the-mile', which offers a selection of Indian and Tandoori restaurants.

Sankey Valley Park is situated only 2 miles away from the development – the perfect peaceful setting for an afternoon stroll.

For families, the area holds the key to excellent education (and a wide choice at that!), with 39 primary and secondary schools boasting an 'Outstanding' or 'Good' Ofsted rating, all within a 3 mile radius of our development!

Deposit £1370  
Council tax: D  
12 Months  
Available 29th March 2024







## Key Features

- Private driveway
- Integrated Appliances
- Dark ash style worktops
- Light wood or white interior doors
- Outside taps for watering the garden
- Security alarm system
- Light wash wood effect flooring
- Modern, white kitchen units
- Light grey carpets in the bedrooms and stairs
- Patio area in the private back garden

## Location

