

19 Huskisson Way, Newton-Le-Willows

£375,000

Miller Metcalfe

Every step of the way

19 Huskisson Way

Newton-Le-Willows

Situated on the highly sought-after Huskisson Way in Newton-le-Willows, where properties rarely come to the market, we are delighted to present this beautiful three-bedroom detached family home.
Having been lovingly owned by the current vendors for over 15 years, this wonderful property is a real credit to them and offers spacious, well-presented accommodation, making it an ideal home for families and those looking to settle in a popular residential location. Ideally positioned close to a range of local amenities, highly regarded schools and excellent transport links, the property offers both convenience and comfortable family living.

Upon entering, you are welcomed by a spacious entrance hallway with a convenient downstairs WC. The generous lounge features a gas fireplace and flows seamlessly into the dining area, creating a fantastic open-plan living and entertaining space. Patio doors provide direct access to the rear garden, allowing plenty of natural light to fill the room. The modern fitted kitchen offers a range of stylish wall and base units, an electric hob and oven, together with space for a dishwasher and fridge freezer.

To the first floor, the landing leads to three well-proportioned bedrooms. The master bedroom benefits from its own ensuite shower room, comprising a walk-in shower, WC and wash basin. There are two further double bedrooms, served by a modern family bathroom fitted with a shower over the bath, WC and wash basin.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for approximately three vehicles, along with access to the single garage. To the rear is a private, enclosed garden, predominantly laid to lawn, with the added benefit of both a decking area and patio the perfect setting for outdoor entertaining, family gatherings and summer barbecues. The single garage has also been thoughtfully adapted by the current vendors to incorporate a useful utility area, complete with additional wall and base units and space for a washing machine and tumble dryer.

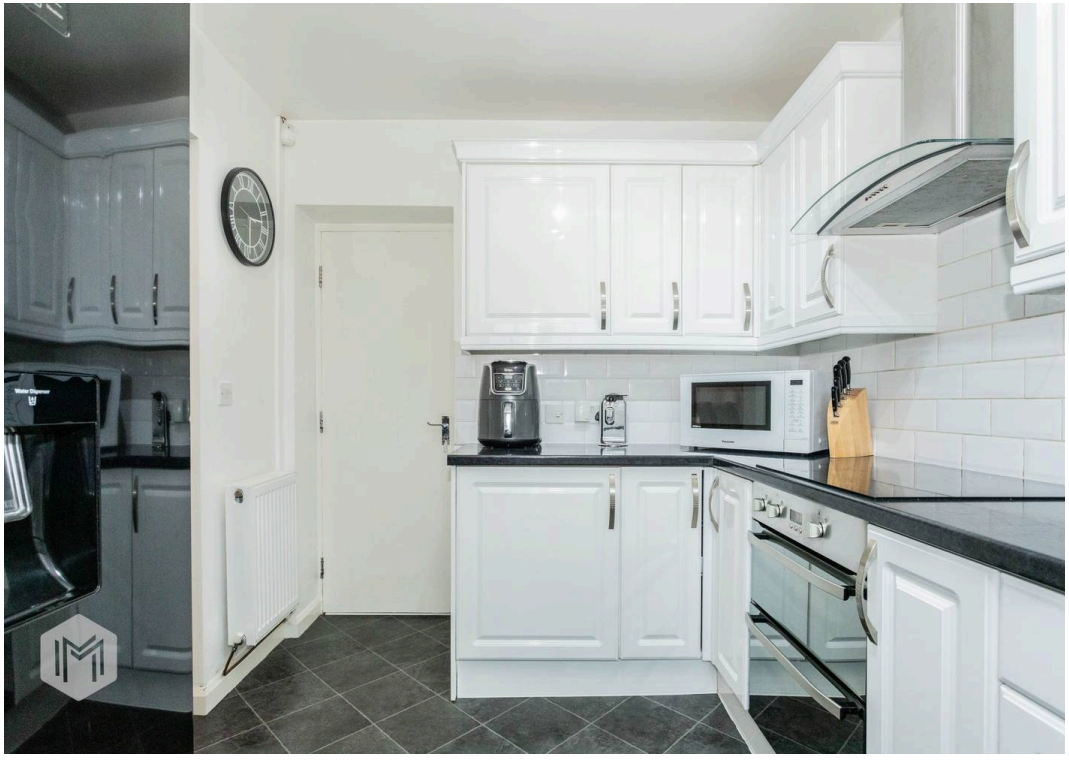
Council Tax band: C
Tenure: Freehold
EPC Energy Efficiency Rating: C
EPC Environmental Impact Rating:



















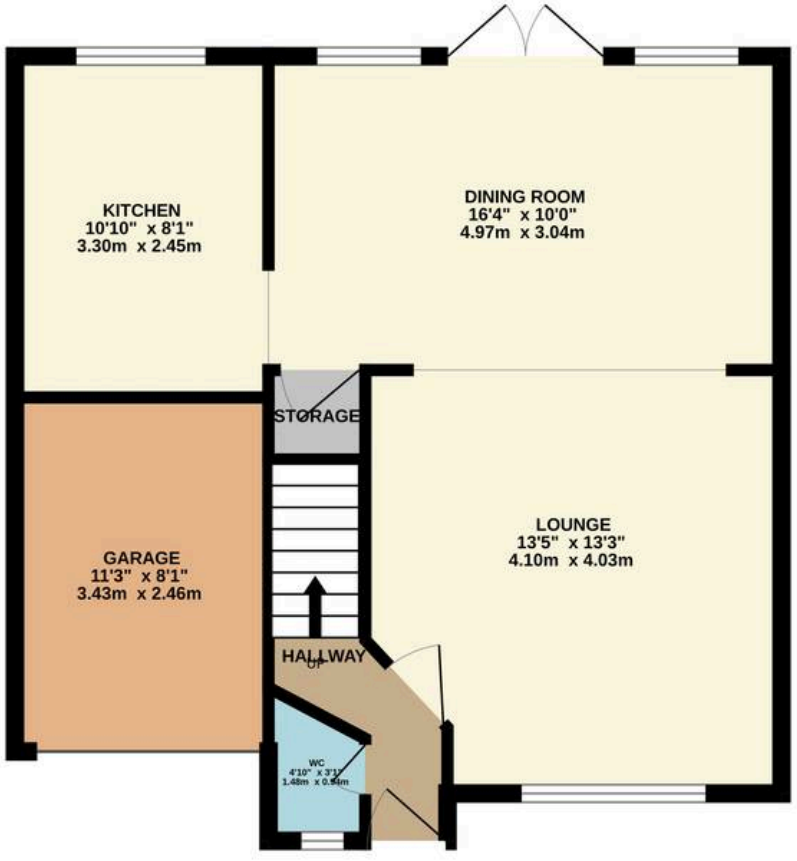




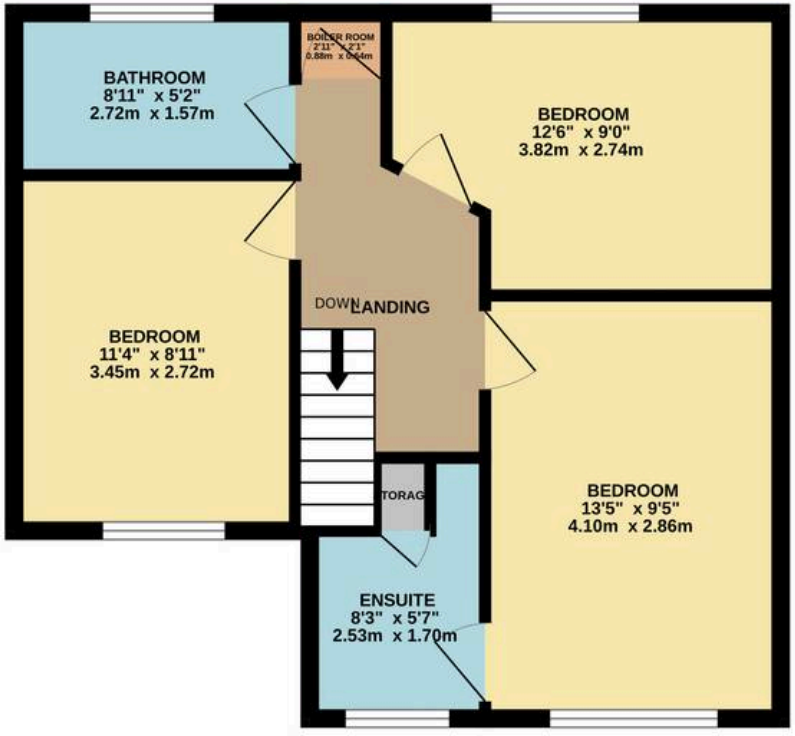




GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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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Miller Metcalfe - Culcheth

Miller Metcalfe, 441 Warrington Road - WA3 5SJ

01925 762083 • culcheth@millermetcalfe.co.uk • millermetcalfe.co.uk/

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