



WARGRAVE MEWS
NEWTON-LE-WILLOWS
WA12 8RJ

£220,000



WARGARVE MEWS, NEWTON-LE-WILLOWS, WA12 8RJ

Offering three bedrooms, a bright living room and plenty of outside space, this modern three bed semi would make a particularly ideal first time purchase. Tucked away in a quiet cul-de-sac close and close to local amenities, there's much to appeal to prospective buyers looking for their new home.

Approached by a private driveway, providing valuable off-road parking and gated access to the rear of the property.

This well presented home incorporates an entrance hall, a spacious bay fronted lounge with dining area with patio doors overlooking the rear garden and a kitchen to the ground floor, with three bedrooms and contemporary bathroom to the first floor.

The property includes driveway parking, a generous rear (not overlooked) garden and garage.





**FRASER
REEVES**

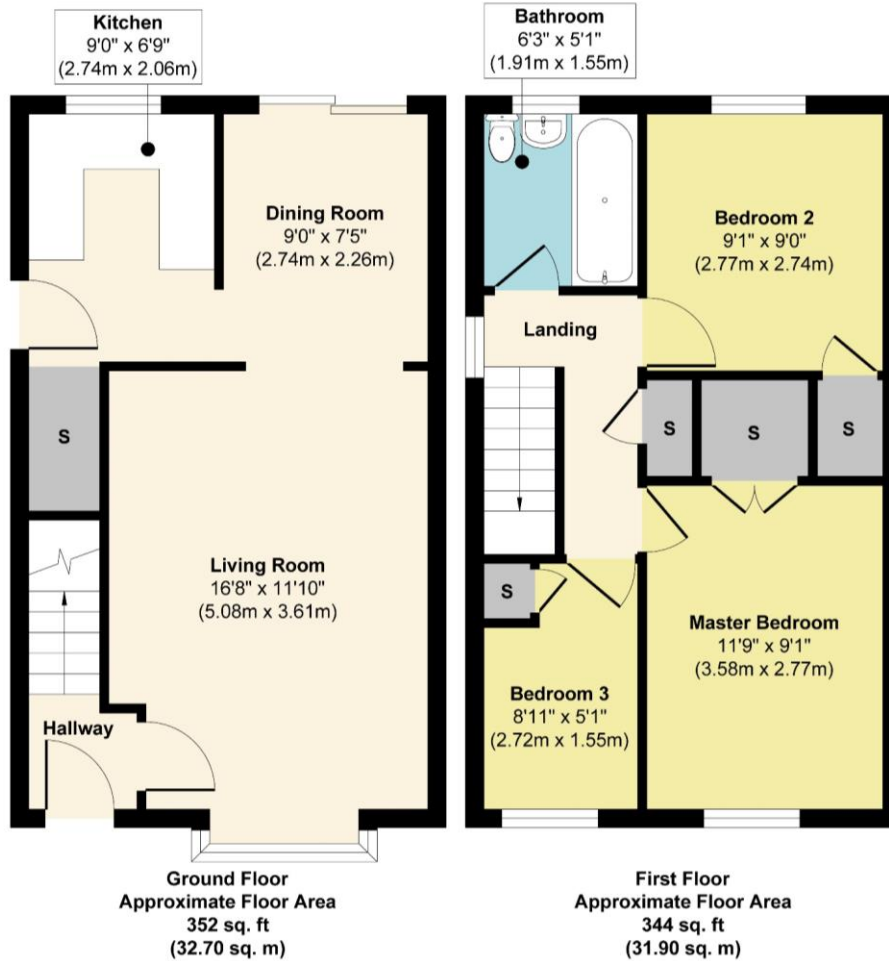


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

General Services:

All mains services are believed to be connected to the property.

Local Authority:

St Helens Borough Council

Council Tax:

Tax Band C

Tenure:

Freehold

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

103 High Street. Newton-le-Willows WA12 9SL

Tel: 01925 222555

www.fraser-reeves.co.uk



Fraser Reeves Estate Agents

@FraserReevesEA

fraserreevesestateagents

