

HOUGHTON CLOSE
NEWTON-LE-WILLOWS
WA12 9QB

£125,000



FRASER
REEVES

HOUGHTON CLOSE, NEWTON-LE-WILLOWS, WA12 9QP

Experience The Allure Of Modern Living With Our Incredible Mezzanine Floor Design. This Unique Opportunity Boasts A Spacious Lounge/Dining Area, Hassle Free Rear Garden, And Convenient Off Road Parking, With Solar Panels, Air Conditioning, And Proximity To Amenities, This Home Offers The Perfect Blend Of Comfort And Convenience. So Don't Miss Out On Your Dream Home - Schedule A Viewing Today!

The property is approached via a paved pathway and driveway which leads to the side of the property, providing valuable off road parking.

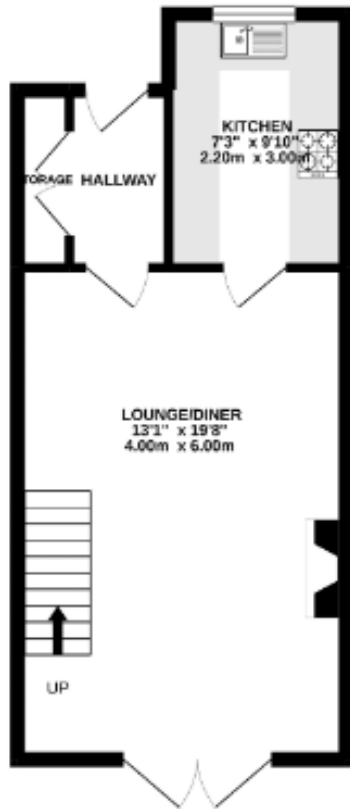
The property incorporates an entrance porch, hallway, spacious lounge with patio doors overlooking and providing access to the rear garden, fitted kitchen, balcony area, principal bedroom, and bathroom.

The grounds include a low maintenance fore garden, gated side access, and a delightful enclosed rear courtyard garden ideal for entertaining.





GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
177 sq.ft. (16.4 sq.m.) approx.



TOTAL FLOOR AREA: 546 sq.ft. (50.7 sq.m.) approx.
 All floor areas are based on measurements of the finished internal face. Measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error. Measurements are for guidance only and should not be used for legal purposes.

General Services:

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

Local Authority:

St Helens Borough Council

Council Tax:

A

Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 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.

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