



**ROB LANE, NEWTON-LE-WILLOWS, WA12 0DR**





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Seize The Opportunity To Own A **Detached True Bungalow** In One Of The Most **Sought-After Neighbourhoods!** Perfectly Positioned For Access To The Vibrant High Street, This Well-Maintained Property Offers The Ideal Blend Of Comfort And Convenience. With Room For Personal Touches And Updates, This Home Is Priced Competitively For A Swift Sale. Don't Miss Out On This Incredible Value—Your Dream Bungalow Is Just A Viewing Away! **Book Today!**

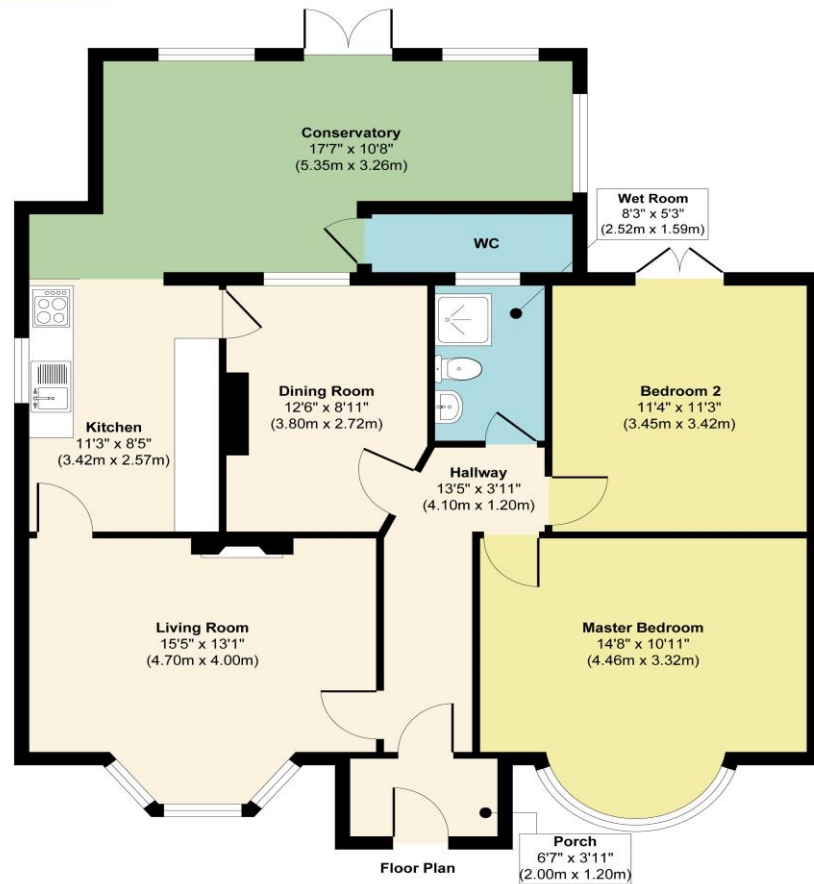
The property incorporates an Entrance Porch, Hallway, A bright bay fronted lounge, A useful Sitting Room, An Extended Kitchen. Two Good Sized Bedrooms, Showerroom/Wetroom, Cloaks/W.C And A Large Rear Conservatory.

Complemented by an easy to maintain paved foregarden, a shared driveway to the side leading to a parking space/ potential garage space and a most delightful lawned rear garden.









**Approx. Gross Internal Floor Area 1129 sq. ft / 104.88 sq. m**  
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.

Construction Type: Brick

Heating type: Gas

Broadband: Virgin Media/OpenReach Standard 16mps down/1mbps up Superfast 59mps down/11mbps up

Mobile Signal/Coverage: EE limited 02likely Vodafone limited

Flood Risk: surface water very low

**Local Authority:**

St Helens Borough council

**Council Tax:**

Tax Band D

**Tenure:**

Freehold



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.