

BARLEY MERE CLOSE
NEWTON LE WILLOWS
WA12 8QW

£165,000



FRASER
REEVES

BARLEY MERE CLOSE, NEWTON LE WILLOWS, WA12 8QW

Ideal for first time buyers or buy to let investors looking to expand their property portfolio, this modern townhouse is conveniently located close to local shops, schooling and Newton Hospital. With living accommodation spread over three floors, the home also benefits from driveway parking and a generous rear garden.

**please note that this property is currently tenanted and reasonable notice for viewings must be given*.*

This well presented property is tucked away in a cul-de-sac position, within walking distance of local amenities and the beautiful Sankey Canal path for scenic walks.

Boasting many desirable features, this modern home features gas central heating and double glazing. It comprises an entrance hallway, living room, kitchen and w.c on the ground floor. On the first floor, you'll find two bedrooms (one double, one single) and a family bathroom. The top floor accommodates the principal bedroom, with a handy dressing area and en-suite shower room.

The property comes with a private and secure lawned rear garden and driveway parking to the front.

General Services:

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

Local Authority:

St Helens Council

Council Tax:

Tax Band C

Tenure:

Freehold



Entrance Hall

With laminate flooring, pendant ceiling light, UPVC double glazed front door, fuse box, radiator and stairs to first floor.

Living room

With laminate flooring, pendant ceiling light, UPVC double glazed window to front aspect and 1 radiator.

Kitchen-diner

With vinyl flooring, pendant ceiling light, UPVC double glazed window to rear aspect, UPVC double glazed French Doors to rear garden, 1 ½ bowl stainless steel sink, Glowworm boiler, laminate worktops, Zanussi fan oven with extractor over, 4 ring gas hob, 1 x under counter space for a washing machine and 1 x space for tall fridge-freezer.

Downstairs W.C

With vinyl flooring, white wc, white hand basin, radiator, pendant ceiling light and extractor fan.

First Floor**Stairs and landing**

Carpeted flooring

Bedroom Two

With carpeted flooring, radiator, UPVC double glazed window to rear aspect, pendant ceiling light and door to bathroom.

Bedroom Three

With carpeted flooring, radiator, pendant ceiling light, UPVC double glazed window to the front aspect.

Family bathroom

With vinyl flooring, part-tiled walls, pendant ceiling light, extractor fan, white bath, white w.c, white sink and radiator.

Second Floor**Principal Bedroom / Bedroom One**

With carpeted flooring, pendant ceiling light, loft hatch, 2 x radiators, UPVC double glazed dormer window to front aspect, dressing area and door to en-suite shower room.

En-Suite Shower Room

With carpeted flooring, wooden double glazed Velux window to the rear aspect, part-tiled walls, pendant ceiling light, radiator, white w.c, shower cubicle, white sink and extractor fan.

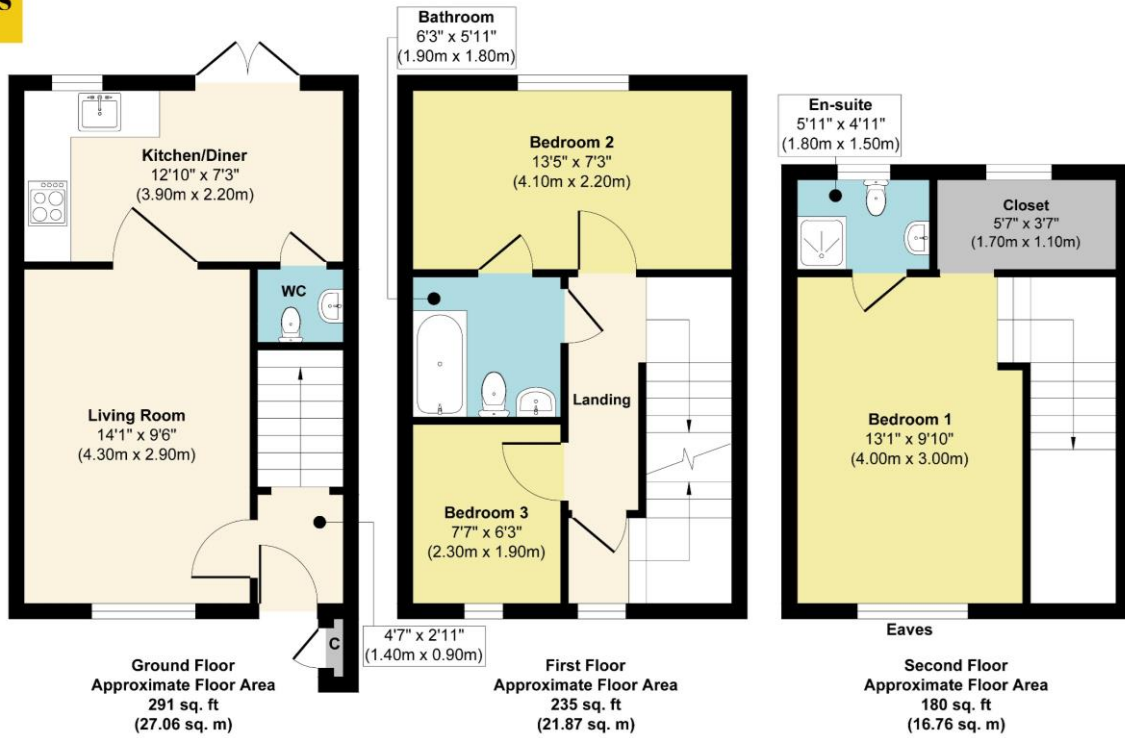
Externally

Fenced and lawned garden to the rear of the property.

Driveway parking to the front of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approx. Gross Internal Floor Area 706 sq. ft / 65.69 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

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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