



MARKET STREET  
NEWTON-LE-WILLOWS  
WA12 9DD

£215,000



MARKET STREET, NEWTON-LE-WILLOWS, WA12 9DD

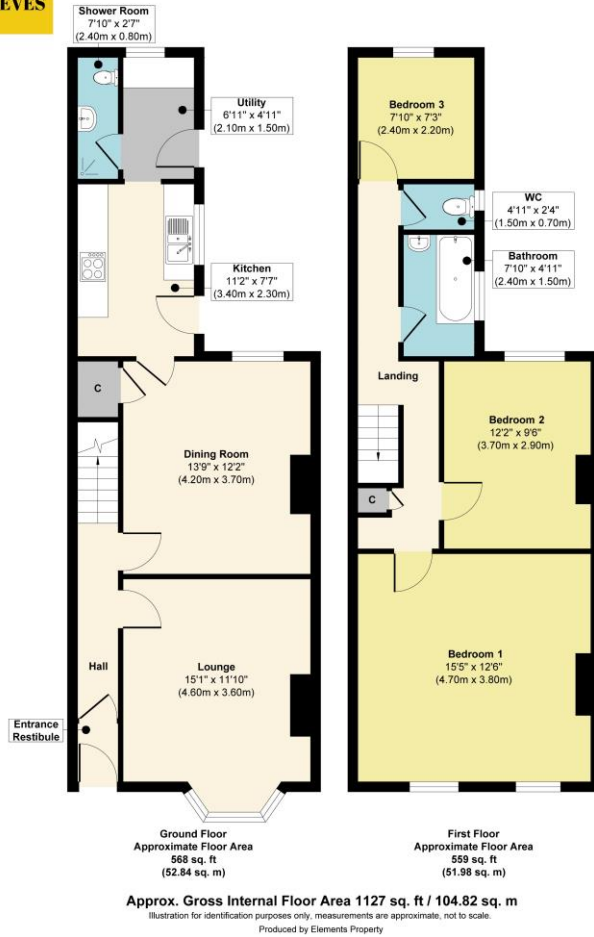
A Spacious Traditional Bay-Fronted Three-Bedroom Home, With High Ceilings And Bright Rooms. Enhanced By A Delightful Cottage-Style Rear Courtyard Garden That's Perfect For Outdoor Relaxation. This Property Offers A Unique Blend Of Timeless Beauty And Modern Comfort—Conveniently Close To Town Centre Facilities And Earlestown Train Station.

Approached by a wrought iron garden gate, there is a shallow for-garden with privacy hedge and garden wall.

The accommodation on offer includes, an entrance vestibule, hallway, bay fronted lounge, dining room, kitchen, utility room and useful shower room/WC all to the ground floor with three bedrooms, bathroom and WC to the first floor.







**General Services:**

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

Construction Type: Brick

Heating type: Gas Central Heating

Broadband (if known): Openreach Stand 11mbps down 1mbps up/ ultra 1000mbps 220 mbps up

Mobile Signal/Coverage: EE/Three/O2/Vodafone

Flood Risk (if known): Low

**Local Authority:**

St Helens Borough Council

**Council Tax:**

Tax Band A

**Tenure:**

Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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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