

**RYDAL STREET  
NEWTON-LE-WILLOWS  
WA12 8JU**

**£130,000**





## RYDAL STREET, NEWTON-LE-WILLOWS, WA12 8JU

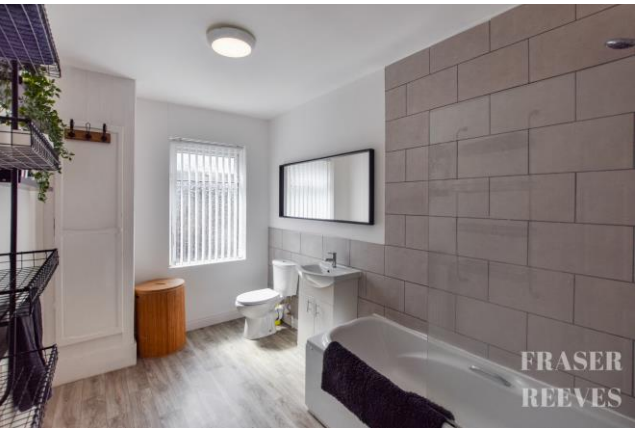
Looking for your first home? This end terrace is sure to be sold quickly, with everything that a buyer could ask for. Boasting both a contemporary and stylish kitchen and upstairs bathroom, a sunny courtyard garden and a fantastic open plan living room measuring over 30m.sq, this is one hot property not to be missed! NO ONWARD CHAIN

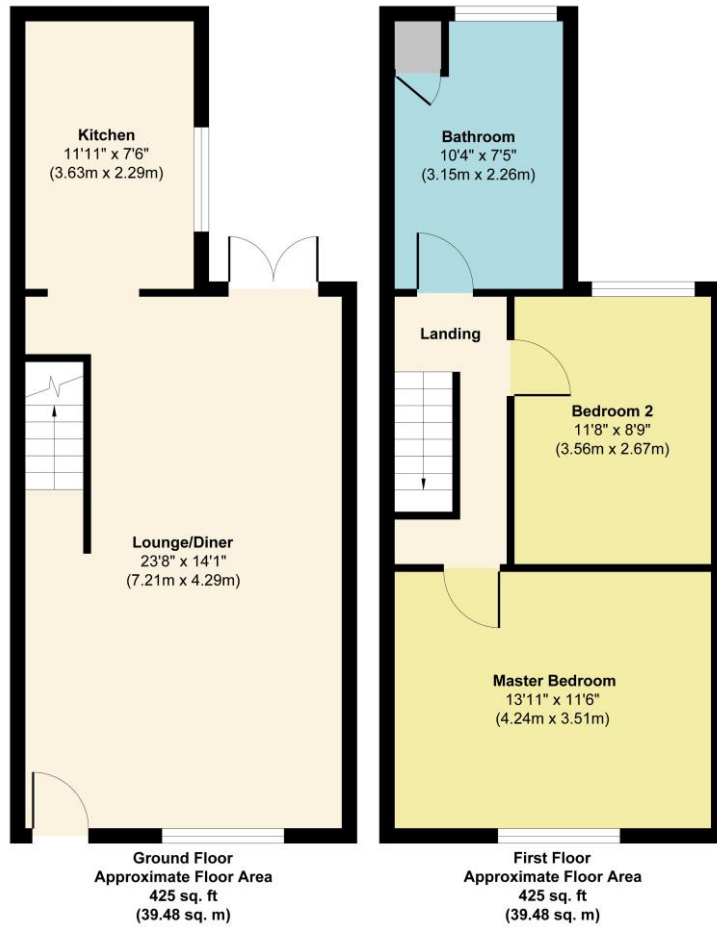
Positioned on the corner of Rydal Street, the property is set back from the road by a small fore-garden to the front.

The property incorporates an open plan living room and kitchen to the ground floor, with two bedrooms and family bathroom to the first floor.

Externally, the property benefits from a good sized and sunny rear courtyard garden, ideal for summer entertaining with family and friends.







**Approx. Gross Internal Floor Area 850 sq. ft / 78.96 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 and Tile

Heating type: Gas Central Heating

Broadband: standard (download 13mbps, upload 1mbps), superfast (download 80mbps, upload 20mbps) ultrafast (download 1000 mbps, upload 220 mbps) – Openreach, Virgin Media

Mobile Signal/Coverage: O2 (voice likely, data likely), Three (voice limited, data limited), Vodafone (voice likely, data likely).

Rights/Restrictions: ask the agent

Flood Risk (if known): none

**Local Authority:**

St Helens Borough Council

**Council Tax:**

A

**Tenure:**

Leasehold

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		