



CATHERINE WAY
NEWTON-LE-WILLOWS
WA12 8RD

ORIO £200,000



CATHERINE WAY, NEWTON-LE-WILLOWS, WA12 8RD

****OPEN HOUSE, SAT 22ND JUNE, 12PM - 1PM, NO NEED TO BOOK****

Arguably One of The Best Presented Properties on Catherine Way, This Three Bed Family Home Offers Thoughtfully Configured Rooms On Each Of It's Three Floors, As Well As A Fantastic Garden / Hobby Room In The Rear Garden And Driveway Parking For 2 Vehicles. It Also Benefits From It's Compatibility With A Range Of High Specification Security And Audio-Visual Systems.

The property is approached off Catherine Way via a wrought iron gate leading to the covered porch and front door, with a neat and attractive fore-garden that's easy to maintain and sets the property back from the roadside.

The property incorporates a welcoming entrance hall, open plan kitchen / living room with dining area and w.c to the ground floor, two bedrooms and a family bathroom to the first floor and a bedroom with shower en-suite and dressing area to the second floor.

The grounds include driveway parking for 2 vehicles and a low-maintenance and well-laid out rear garden with garden / hobby room.







General Services:

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

Construction Type: Brick

Heating Type: Gas Central Heating

Broadband (if known): 10 mbps standard, 80 mbps, 1000 mbps ultrafast

Mobile Signal/Coverage: EE, Three, Vodafone: Limited voice / date, O2:

Likely (voice), Limited (data)

Rights/Restrictions: Unknown

Flood Risk (if known): Very low risk

Existing Planning Permissions: Unknown

Local Authority:

St Helens Borough Council

Council Tax:

Tax Band C

Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	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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