



NEVILLE STREET  
NEWTON-LE-WILLOWS  
WA12 9DB

£90,000  
GUIDE PRICE



# NEVILLE STREET, NEWTON-LE-WILLOWS, WA12 9DB

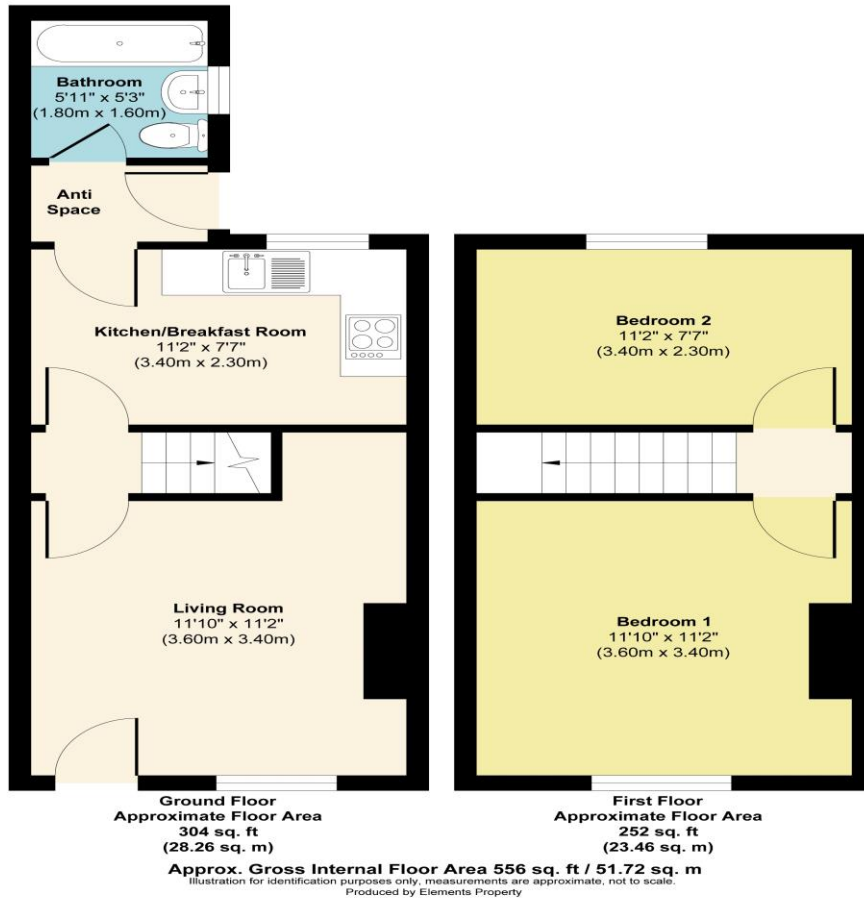
An Ideal Buy To Let Or First Time Buyer Home, This Attractive Garden Fronted Mid Terrace Benefits From A New Air Source Heat Pump Central Heating System. With Some Scope For Improvement Including Bathroom And Kitchen, Reflected In This Competitive Asking Price. Currently Tenanted Via An AST Until 15th August 2024 (Viewings Available Once Vacant). Close To Local Amenities.

**Auctioneer Comments** This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by

The property is approached via a wrought iron entrance and paved pathway leading to a UPVC entrance door, benefitting from UPVC double glazing and requires general updating. The accommodation on offer comprises lounge, breakfast kitchen, rear hall, extended ground floor bathroom with two good sized bedrooms to the first floor.

To the rear is a good sized walled courtyard style garden with raised border to the rear plus rear access gate.





**General Services:**

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

Construction Type: Brick

Heating type: Air source heat pump central heating

Broadband (if known): standard 13mbps download, 1 mbps upload

Superfast 80mbps download, 20mbps upload, ultrafast 1000mbps, upload 220mbps.

Mobile Signal/Coverage: Vodafone/Talk/O2 Good

Rights/Restrictions: unknown

Flood Risk (if known): High risk surface. Very low risk rivers.

Existing Planning Permissions: unknown

**Local Authority:**

St Helens Borough Council

**Council Tax:**

Tax Band A

**Tenure:**

Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 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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