



NEVILLE STREET
NEWTON-LE-WILLOWS
WA12 9DB

£98,000



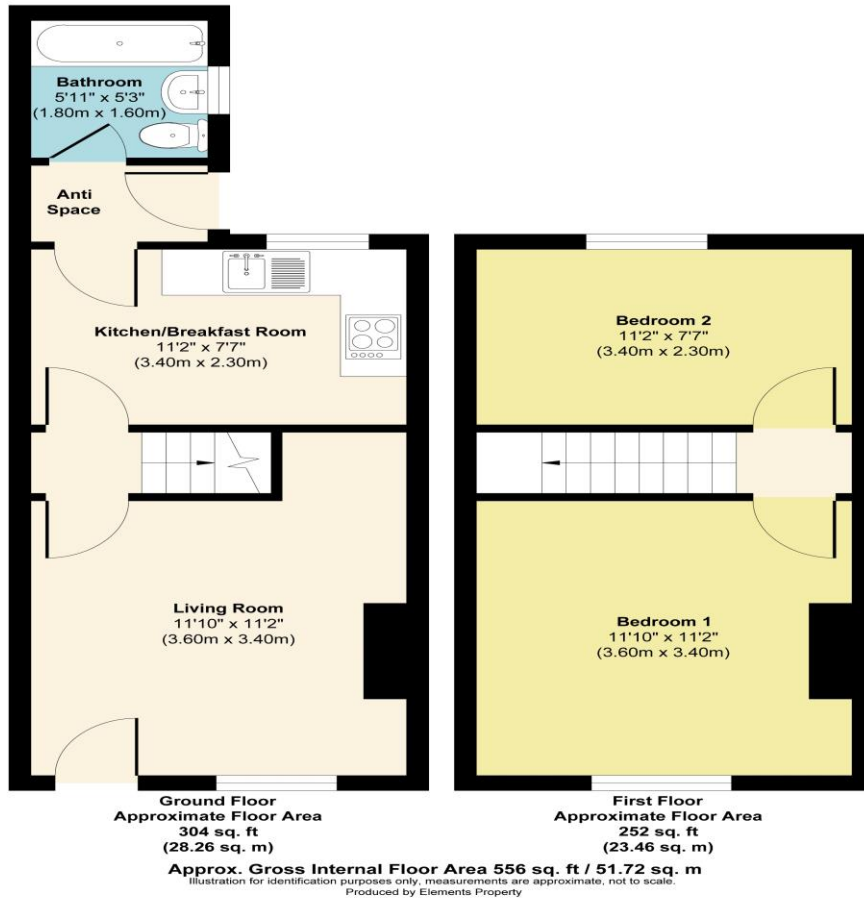
NEVILLE STREET, NEWTON-LE-WILLOWS, WA12 9DB

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. Close To Local Amenities.

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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