



RUSHTON AVENUE,
NEWTON-LE-WILLOWS
WA12 0EN

GUIDE PRICE
£160,000

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REEVES

RUSHTON AVENUE, NEWTON-LE-WILLOWS, WA12 0EN

A fantastic opportunity to purchase a spacious three bed semi detached home set in a large garden plot offered with no chain involved.

The property is approached via a paved driveway which leads to an attached brick built garage with pitched tiled roof, side access gate. The garage has an automatic up and over door, light, and power.

The property forms a superb family home, occupying a slightly elevated position and incorporates entrance hallway, spacious lounge with open staircase, open plan kitchen/diner all to the ground floor, with three bedrooms, modern shower room to the first floor.

The substantial gardens are mainly laid to lawn interspersed by mature shrubs and bushes. This house benefits from double glazing and gas central heating. Whilst occupying a highly regarded cul-de-sac the home is ideal for the young and growing family and is well served by good local facilities.

General Services:

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

Local Authority:

St Helens Borough Council

Council Tax:

Band C - £1779 per year



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 you.

Hall

A UPVC entrance door with side window, radiator, laminate flooring, inner door to: -

Lounge

A spacious room with window to front elevation, radiator, two wall light points, feature fire surround, inset electric fire, open staircase to first floor.

Kitchen/Diner

A bright open plan room with two windows to rear elevation overlooking gardens. Fitted base units, stainless steel sink unit, gas cooking point. Radiator, useful understairs storage cupboard, UPVC door to side.

Landing

Built in airing cupboard, loft access hatch, window to side elevation.

Bedroom 1

Laminate flooring, radiator, window to front elevation.

Bedroom 2

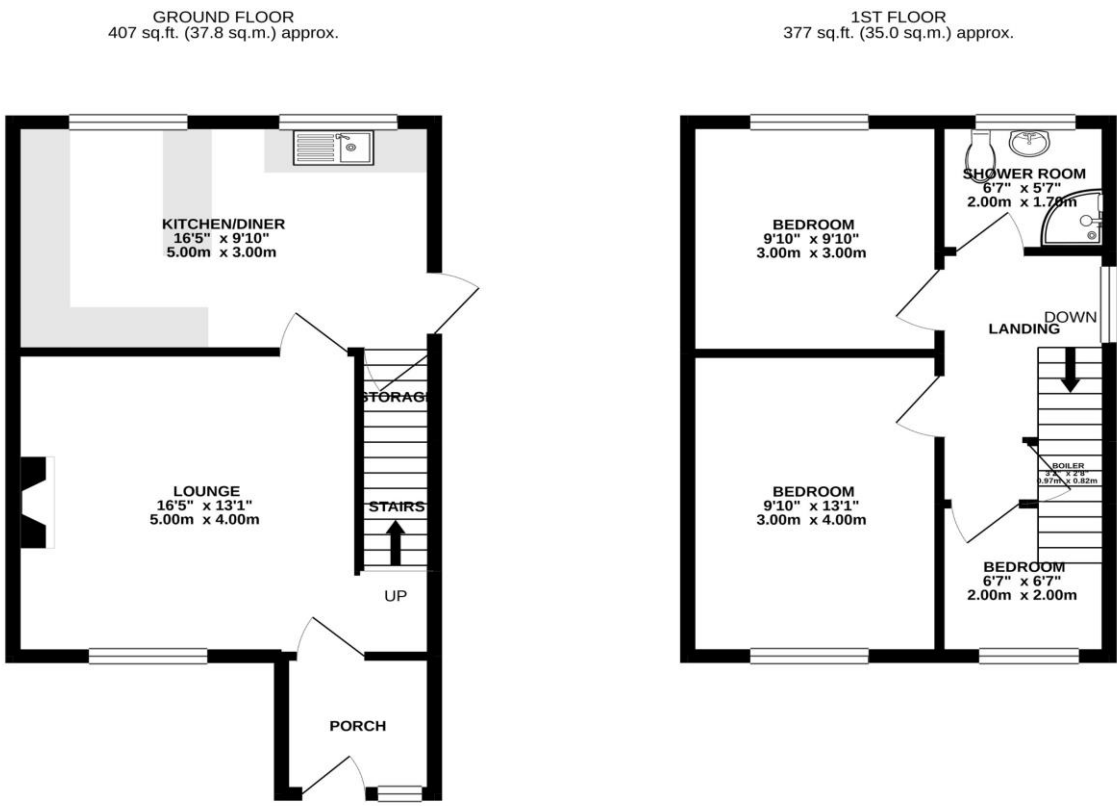
Laminate flooring, radiator, window to rear elevation, overlooking long rear gardens.

Bedroom 3

Laminate flooring, radiator, window to front elevation.

Shower Room

Fitted with a modern suite comprising pedestal wash hand basin, WC, semi circular tiled shower cubicle with Triton T80 shower, tiled walls, tiled radiator, window to rear elevation.



TOTAL FLOOR AREA : 784 sq.ft. (72.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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General Services:

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

Construction Type: Brick and tile

Heating type: boiler and radiators, mains gas

Broadband (if known): 16mbps download, 1mbps upload (standard), 49mbps download, 8mbps upload (superfast), 1000mbps download, 220mbps (ultrafast)

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

Rights/Restrictions: none known

Flood Risk (if known): none

Existing Planning Permissions: none

Local Authority:

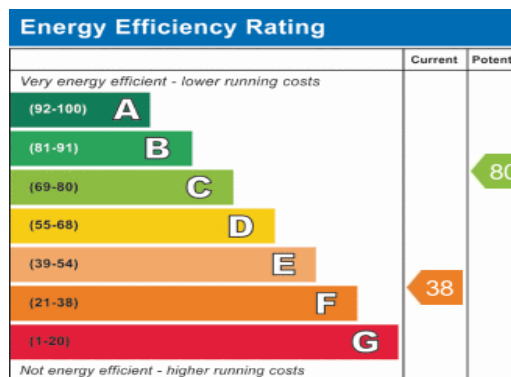
St Helens Borough Council

Council Tax:

Band C

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

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