



GLADSTONE WAY
NEWTON-LE-WILLOWS
WA12 9WR

£240,000



GLADSTONE WAY, NEWTON-LE-WILLOWS, WA12 9WR

This Stunning Property Offers A Perfect Blend Of Modern Living And Convenience, Ideal For Families Seeking A Comfortable And Stylish Home. Nestled On A Sought-After Corner Plot, This Home Boasts A Spacious, Long Driveway Providing Valuable Parking Space For Multiple Vehicles. The Property's Prime Location Is Great For Families, Being Just A Short Stroll From The Park, Don't Miss The Opportunity To Make This Beautiful House Your Home!

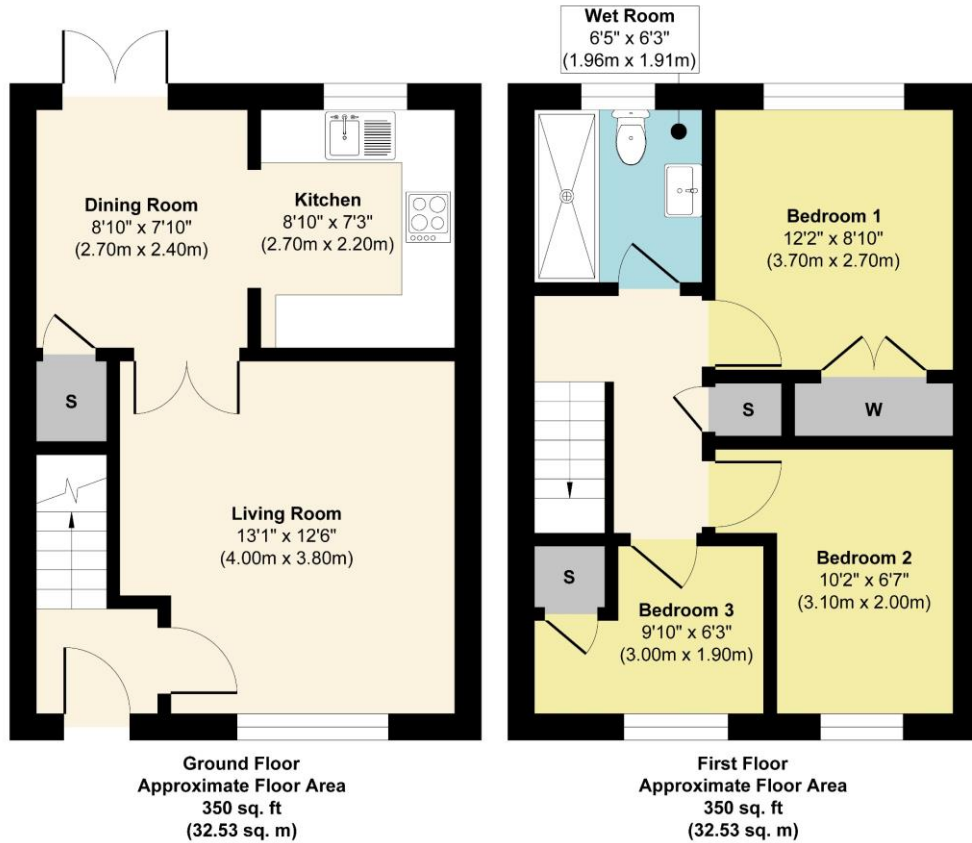
The property is approached via a tarmacadam drive leading to the entrance porch.

The property incorporates entrance hall, lounge, dining room with archway to kitchen all to the ground floor with three bedrooms and wet room to the first floor.

The grounds include a long driveway which leads past the side of the property providing parking for several vehicles and a lawned fore garden. To the rear is a generous walled garden perfect for outdoor entertaining or children's play.







Approx. Gross Internal Floor Area 700 sq. ft / 65.06 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

Heating type: Gas Central Heating

Broadband: Openreach 9mbps down stand/0.9mbps upload 60 mbps superfast 14 mbps superfast

Mobile Signal/Coverage: EE/Three/O2/Vodafone

Flood Risk (if known): None

Local Authority:

St Helens Borough Council

Council Tax:

Tax Band B

Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 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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