



CARDINAL WAY
NEWTON-LE-WILLOWS
WA12 9FX

£270,000


FRASER
REEVES

CARDINAL WAY, NEWTON-LE-WILLOWS, WA12 9FX

A Beautifully Presented, Modern Three-Bedroom Semi-Detached Home Located In A Highly Desirable Area, This Property Is Close To The High Street, Newton-Le-Willows Train Station, Mesnes Park, And Is Ideal For Schools.

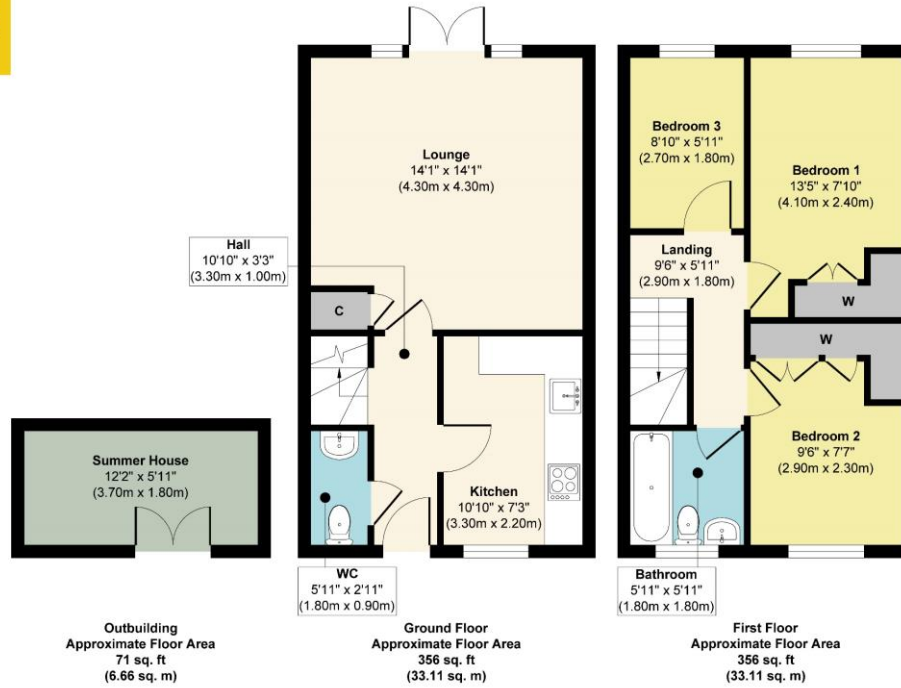
The property is approached via a tarmacadam driveway, offering valuable parking for several vehicles to the side of the house.

The accommodation includes an entrance hall, cloakroom/WC, contemporary kitchen, and a spacious lounge/dining room overlooking the rear garden. On the first floor, there are three bedrooms, including the principal bedroom with an ensuite shower room, and a family bathroom.

The delightful rear garden includes a storage shed, a patio area ideal for entertaining, raised beds, and side access. A standout feature is the summer house, which serves as an ideal home office, complete with light and power.







Approx. Gross Internal Floor Area 783 sq. ft / 72.88 sq. m (Including Outbuilding)

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 (if known): Virgin, Openreach - Standard (download 16mbps, upload 1mbps), superfast (download 58 mbps, upload 10mbps), Ultrafast (download 1000 mbps, upload 100 mbps).

Mobile Signal/Coverage: EE (voice limited, data none), three (voice limited, data limited), O2 (voice limited, data none), Vodafone (voice limited, data limited).

Flood Risk (if known): None

Local Authority:

St Helens Borough council

Council Tax:

Tax Band B

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.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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