



MERCER STREET  
NEWTON-LE-WILLOWS  
WA12 9TL

£189,000





MERCER STREET, NEWTON-LE-WILLOWS, WA12 9TL

**\*\*A First-Time Buyer's Dream\*\***

This Beautiful Terraced Home Has Everything You Could Possibly Want; A 1 Minute Stroll Takes You To All The Stylish Shops, Bars And Restaurants That Newton Le Willows High Street Offers, Whilst A 10 Minute Walk Means Easy Commuting And Travel Across The North West And Further Afield By Rail.

The Property Itself Boasts Two Generous Bedrooms, A Contemporary Upstairs Bathroom, Two Reception Rooms, A Modern Kitchen And A Handy Utility Room As An Extension To The Ground Floor.

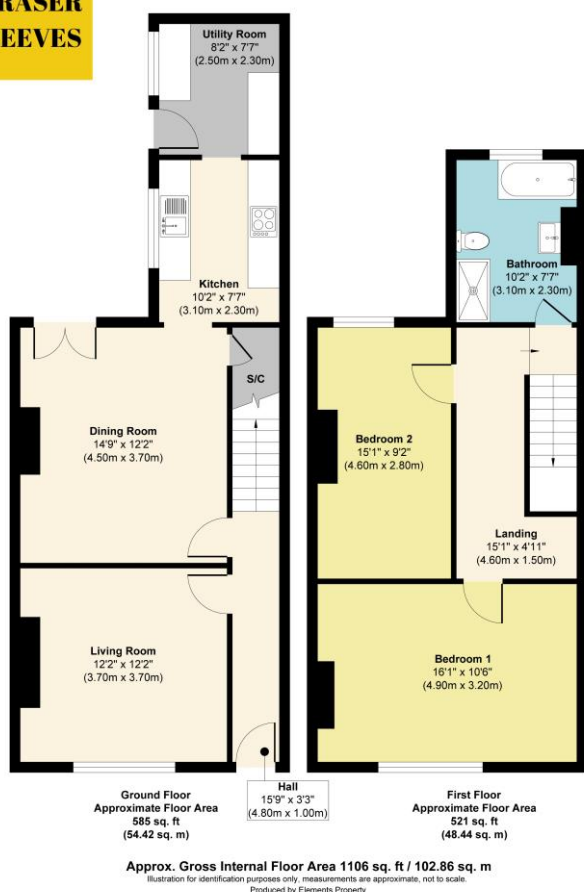
Outside you will find a sunny courtyard garden to the rear, ideal for entertaining family and friends as they visit.

Finished to a top standard throughout, the home cleverly retains Victorian period charm, whilst incorporating tasteful, modern decor. Don't miss out on this stunning home.









### General Services:

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

Construction Type: Brick and tile

Heating type: Gas Central Heating

Broadband: standard 21 mbps download / 1mbps upload, superfast not available, ultrafast 1000 mbps / 220 mbps upload.

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

Flood Risk (if known): Very low

### Local Authority:

St Helens Borough Council

### Council Tax:

Tax Band A

### 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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