



KENILWORTH GARDENS  
 NEWTON-LE-WILLOWS  
 WA12 8ES

£215,000





KENILWORTH GARDENS, N-L-W, WA12 8ES

**\*Modern Kitchen\* \*Driveway Parking\* \*Detached Garage\* \*Front And Rear Gardens\* \*Not Overlooked\***

**Everything You Could Need In An Ideal Family Home!**

**Thanks To These Key Benefits And Much More Besides, This Three Bedroom, Semi-Detached Family Home Is Sure To Prove Popular!**

The property is approached via a gated driveway providing off-road parking and leading to a detached garage.

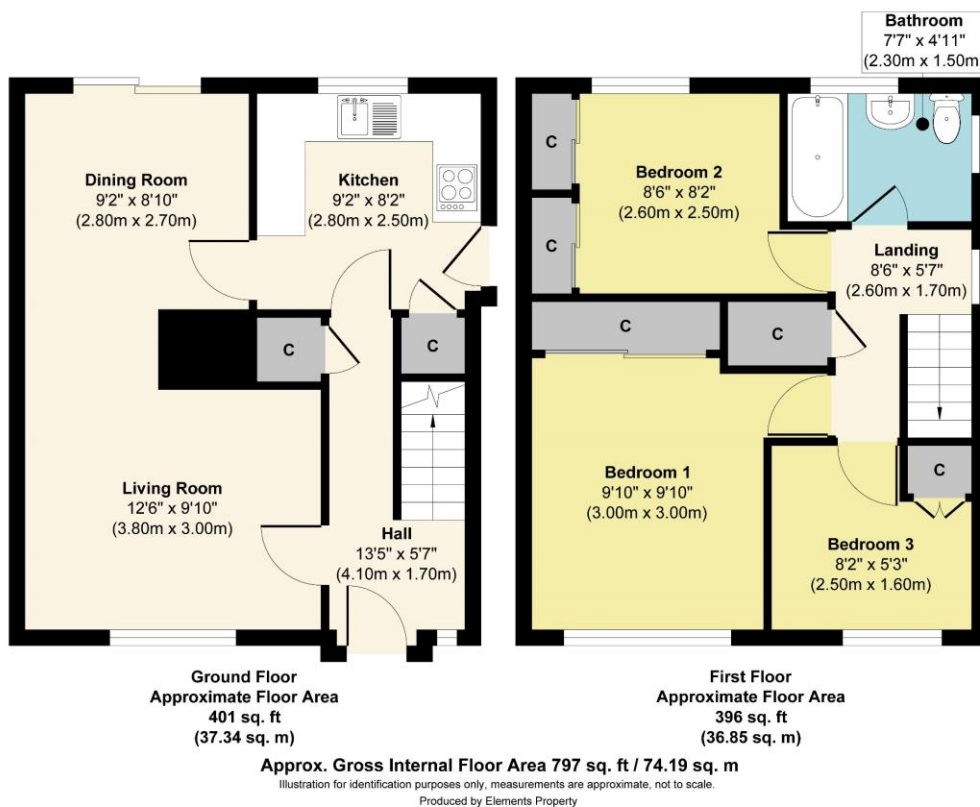
Internally, the property comprises an entrance hallway, a comfortable living room, and a dining area on the ground floor, with a kitchen at the rear. The first floor hosts three well-proportioned bedrooms and a family bathroom.

The grounds include well-maintained front and rear gardens, offering ample outdoor space for relaxation and entertaining.









### General Services:

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

Construction Type: Brick & tile

Heating type: Gas Central Heating

Broadband: Standard 9mbps download, 0.9 mbps upload, Superfast 80mbps download, 20 mbps upload, Ultrafast download 1800 mbps, 220 mbps upload.

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

Rights/Restrictions: Not known

Flood Risk: Surface water very low, groundwater unlikely.

### Local Authority:

St Helens Borough Council

### Council Tax:

Tax Band B

### Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 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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