



CROWN STREET  
 NEWTON-LE-WILLOWS  
 MERSEYSIDE  
 WA12 9NP

£160,000

**FR**  
 FRASER  
 REEVES

Crown Street, Newton-le-Willows, WA12 9NP

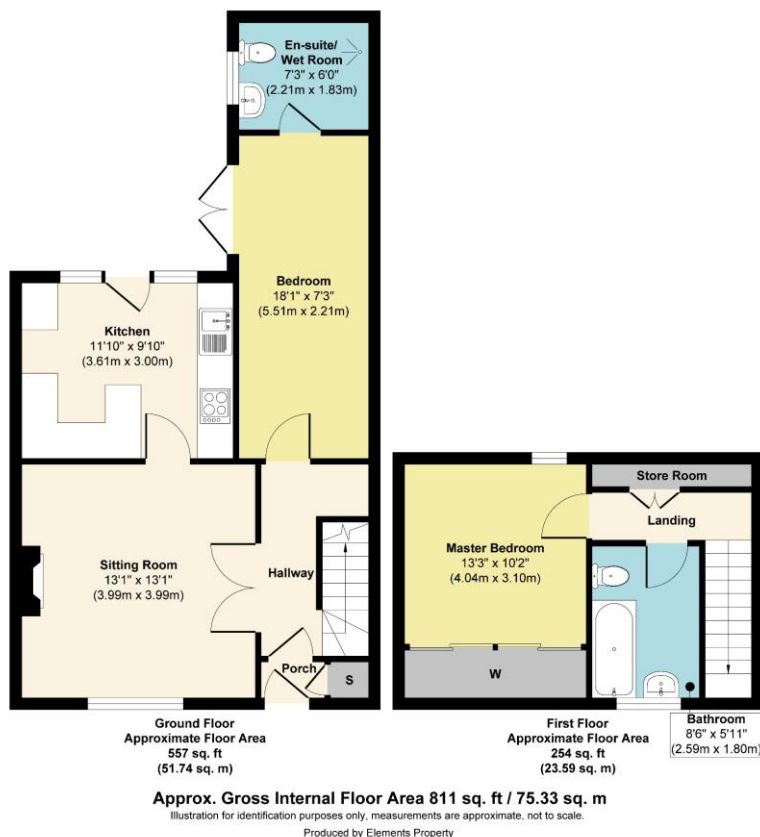
Discover This **Smartly Presented Two-Bedroom Townhouse**, Perfectly Situated In A **Convenient Location** Close To Shops And The Local Market. Set In A **Desirable Position Overlooking St John's Park**, This Home Offers A Stylish And Well-Planned Interior, Ideal For Those Seeking **Comfort, Accessibility, And Modern Living**. With The Added Benefit Of **Solar Panels**, It Also Provides Energy Efficiency And Cost Savings.

Inside, You'll Find A **Spacious Lounge**, A Well-Designed **Feature Kitchen**, And A Versatile **Ground Floor Bedroom (Currently Used as A Formal Dining Room)** With A **Contemporary Wet-Room**, Offering Ease Of Access And Practicality. Upstairs, The **Generous Principal Bedroom** Is Accompanied By A Well-Appointed **Bathroom** And A Useful **Storeroom**, Providing Excellent Additional Space For Storage.

Externally, The Property Benefits From A **Gated Parking Area** To The Front, Ensuring Convenience And Security. To The Rear, A **Neatly Presented Garden** Offers A **Private And Secure Low Maintenance Outdoor Space**, Ideal For Relaxation Or Entertaining. This Wonderful Home Presents A Unique Blend Of **Modern Comfort, Energy Efficiency, And Practicality** In A Highly Sought-After Location—Early Viewing Is Highly Recommended!







#### General Services:

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

Construction Type: Brick

Heating type: Gas Central Heating

Broadband (if known): Standard 8mbps download, 0.9 mbps upload, Superfast 71 mbps download, 18mbps upload, Ultrafast 1800mbps download, 220 mbps upload.

Mobile Signal/Coverage: EE voice likely, data likely, Three voice likely, data likely, 02 voice limited, data limited, Vodafone voice limited, data limited.

Flood Risk (if known): None

#### Local Authority:

St Helens Borough Council

#### Council Tax:

Tax Band A

#### Tenure:

Freehold

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 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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