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ANNETTE AVENUE,  
NEWTON LE WILLOWS, WA12 9EQ

£200,000

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## ANNETTE AVENUE, NEWTON LE WILLOWS, WA12 9EQ

**\*\*IDEAL FIRST HOME\*\* \*\*SPACIOUS KITCHEN AND  
CONSERVATORY\*\* \*\*DRIVEWAY PARKING\*\***

First-time buyers and savvy movers – this one's for you! Situated on a quiet cul-de-sac in the ever-popular Newton-le-Willows, this well-proportioned 3-bedroom semi-detached home on Annette Avenue is offered for sale with no onward chain, making for a smooth and speedy move.

Step inside and you'll be surprised by the space on offer. In addition to the bright lounge and generous bedrooms, the property boasts a spacious conservatory that extends your living space and opens out to the rear garden – perfect for entertaining or relaxing with family. The large kitchen offers plenty of room for dining and cooking, making it a real heart of the home.

Outside, you'll find off-road parking, a well-kept front garden, and a private rear garden ideal for children, pets or summer BBQs.

With its sensible price point, family-friendly layout, and excellent location for North West commuters – this home won't be on the market for long!







**Approx. Gross Internal Floor Area 995 sq. ft / 92.50 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 and tile

Heating type: Gas central heating

Broadband: 15mbps / 40mbps / 1800mbps (download speed for standard / superfast and ultrafast). 1mbps / 8mbps / 220 mbps (upload speed for standard / superfast and ultrafast).

Mobile Signal/Coverage: Voice limited (EE, O2 and Vodafone). Data limited (EE, O2 and Vodafone). No coverage for Three.

Rights/Restrictions: ask agent

Flood Risk: Very low (surface water, rivers and sea)

Existing Planning Permissions: none

#### Local Authority:

St Helens Borough Council

#### Council Tax:

Band B

#### Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	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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[www.fraser-reeves.co.uk](http://www.fraser-reeves.co.uk)

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