











NEVILLE STREET, NEWTON LE WILLOWS, WA12 9DB

IDEAL BY TO LET **NO ONWARD CHAIN** **AREA OF HIGH RENTAL DEMAND**

A fantastic opportunity to acquire this charming two-bedroom Victorian terraced home, ideally located in the heart of Earlestown – just a short stroll from the historic market square, local shops, and everyday amenities.

This well-proportioned property would make an excellent addition to any investment portfolio, offering strong rental demand in a popular area with good yield potential.

Perfectly placed for commuters, Earlestown provides convenient access to major road networks and a well-connected railway station nearby with direct links to Liverpool, Manchester, and beyond.

With local investors already eyeing up the area thanks to ambitious regeneration plans and long-term growth prospects, this sensibly priced property is a smart move for buyers with knowledge of the local market.

Don't miss out on this great buy-to-let prospect — arrange your viewing today!



















Approx. Gross Internal Floor Area 784 sq. ft / 72.93 sq. m illustration for identification purposes only, measurements are approximate, not to scale.

General Services:

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

Construction Type: Brick and tile Heating type: Gas central heating

Broadband: 11mbps / 76mbps / 1800mbps (download speed for standard / superfast and ultrafast). 1mbps / 20mbps / 220 mbps (upload speed for

standard / superfast and ultrafast).

Mobile Signal/Coverage: Limited for voice and data on EE, Three and

Vodafone. Limited data and good voice for O2.

Rights/Restrictions: ask agent

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

Existing Planning Permissions: none

Local Authority:

St Helens Borough Council

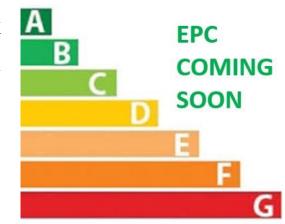
Council Tax:

Band 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



103 High Street. Newton-le-Willows WA12 9SL **Tel:** 01925 222555

www.fraser-reeves.co.uk







