



PLOVER CLOSE
 NEWTON-LE-WILLOWS
 MERSEYSIDE
 WA12 9XR

£300,000

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PLOVER CLOSE, NEWTON-LE-WILLOWS, WA12 9XR

An All Too Rare Opportunity To Purchase A Highly Desirable Three Bedroom Freehold Detached Home, Set In A Select Small Cul-De-Sac, Ideally Positioned For Newton Primary, Mesnes Park, The High Street And Newton-Le-Willows Train Station.

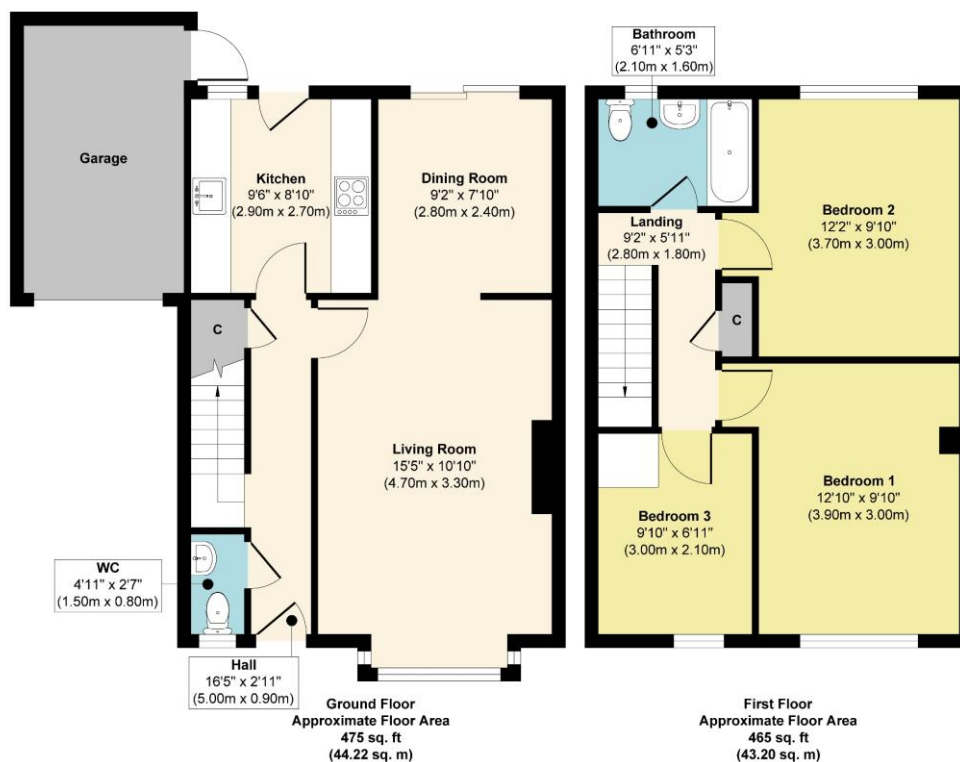
The property is approached via a driveway and a lawned fore garden.

The property incorporates a welcoming hallway, bay fronted lounge opening to a dining room, plus a feature kitchen, all to the ground floor. The first floor offers three well-proportioned bedrooms and a modern family bathroom.

The grounds include an attached brick garage with rear access, a generous mature rear garden with a private aspect perfect for outdoor enjoyment and relaxation.







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, 17mbps download, 1mbps upload, Superfast 80mbps download, 20mbps upload, Ultrafast 1800 mbps download, 220 mbps upload

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

Flood Risk: None

Local Authority:

St Helens

Council Tax:

C

Tenure:

Freehold

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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