



MERCER STREET
NEWTON-LE-WILLOWS
MERSEYSIDE
WA12 9TJ



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This Most Attractive And Deceptively Spacious Traditional Semi-Detached Cottage Dating Back To 1877 Is Offered To The Market With *No Onward Chain*. Formerly Run As An Airb&B, The Property Enjoys A Unique Style And Charm, With High Ceilings And Period Features Throughout. Set Behind A Delightful Garden Frontage, It Presents An Ideal Opportunity For Homeowners Or Investors Alike. NO CHAIN INVOLVED

The property is set behind a picket fence and is approached via a single gate and paved pathway leading to the entrance door.

Step inside to discover a welcoming hallway leading to a generous open-plan lounge and dining area perfect for entertaining or relaxing in comfort. The fitted kitchen offers ample storage and workspace, while upstairs you'll find two particularly spacious bedrooms and a well-appointed family bathroom, all thoughtfully laid out to suit modern living.

Externally, the property boasts an enclosed courtyard garden, providing a private outdoor retreat, and is further enhanced by a useful outbuilding ideal for storage or hobby use. Early viewing is highly recommended to appreciate the space, style, and potential this unique home has to offer.





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Approx. Gross Internal Floor Area 862 sq. ft / 80.26 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

Heating type: Gas Central Heating

Broadband (if known): Standard download 20mbps, upload 1mbps,

Ultrafast 1800 mbps download, upload 220 mbps.

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 Borough Council

Council Tax:

Tax Band A

Tenure:

Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 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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