



BRADLEGH ROAD
NEWTON LE WILLOWS
WA12 8QT



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*****3-Bedroom End-Terraced Home on Bradlegh Road, Newton-le-Willows – No Onward Chain*****

Vacant and ready to view now, this 3-bedroom end-terraced property on Bradlegh Road, Newton-le-Willows, presents an exciting opportunity for first-time buyers or investors looking to modernise and create a home tailored to their own style.

Property Highlights:

- Spacious end-terraced layout
- Three bedrooms
- Living room and dining room
- Bright conservatory opening onto the garden
- Practical galley kitchen
- Handy downstairs WC
- Sunny rear garden – perfect for relaxing or entertaining
- Communal parking immediately to the side
- Vacant possession – no onward chain

Inside, the property offers great potential. The ground floor features a traditional layout with a generous living room, separate dining room, and a galley-style kitchen. A conservatory to the rear adds additional living space and leads out to the private, sun-soaked garden – ideal for enjoying warm afternoons.

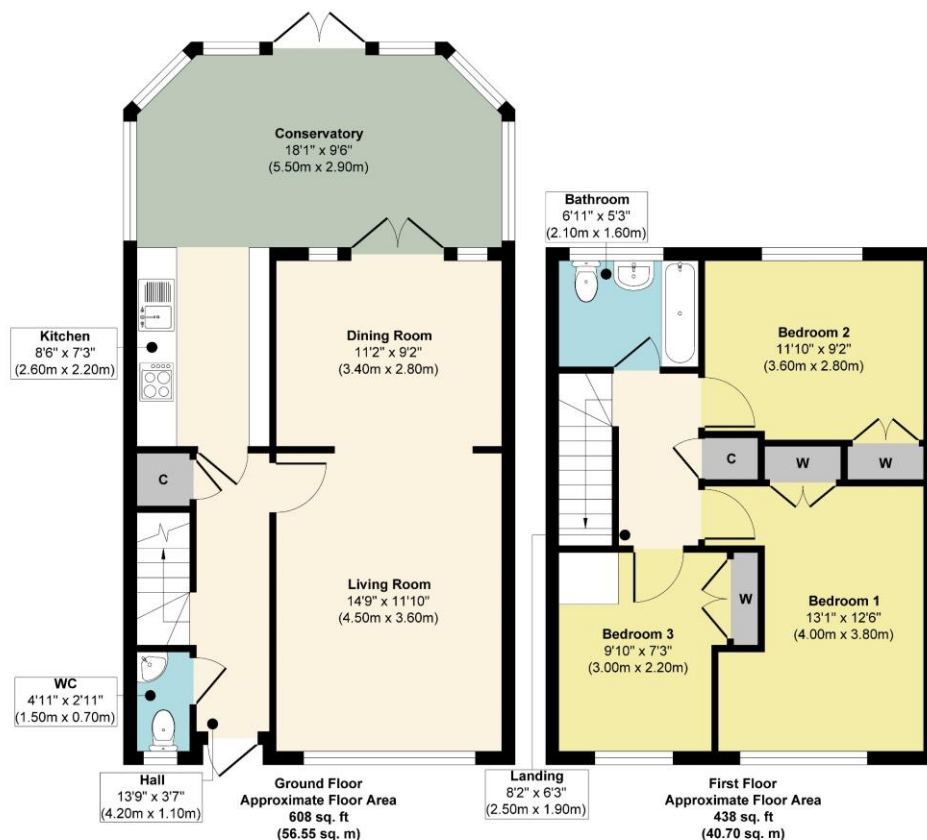
Upstairs, there are three bedrooms along with a family bathroom. The home also benefits from a downstairs toilet, gas central heating, and double glazing throughout.

A two minute stroll takes you to the beautiful Sankey Valley Canal, ideal for enjoying weekend walks and taking in the local wildlife.

Don't miss out on your chance to snap up this potential-filled property.
Call us to book your viewing on 01925 222555







Approx. Gross Internal Floor Area 1046 sq. ft / 97.25 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: Standard - 6mbps download, 0.7mbps upload, Superfast 53mbps download, upload 10mbps, Ultrafast 1800mbps download, 220 mbps upload.

Mobile Signal/Coverage: Vodafone 74%, EE 85%, O2 72%, 3 85%

Flood Risk: Low (surface water), very low (rivers and sea).

Local Authority:

St Helens Council

Council Tax:

Band A

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		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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