



MARKET STREET
NEWTON LE WILLOWS
WA12 9DD

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MARKET STREET, NEWTON LE WILLOWS, WA12 9DD

*****Charming Three-Bedroom Period End-Terrace in Newton-le-Willows*****

Offered for sale with no onward chain and location within the Earlestown area of Newton-le-Willows, this three-bedroom period end-terrace offers a modern kitchen and bathroom, along with spacious room sizes and a generous garden to the rear.

Step inside to discover a generous open-plan living and dining room – ideal for both relaxing evenings and entertaining guests. The property also boasts a newly fitted kitchen, designed with contemporary finishes and functionality in mind.

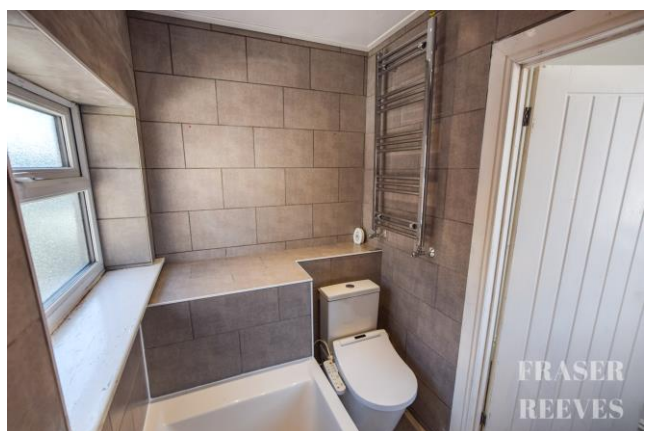
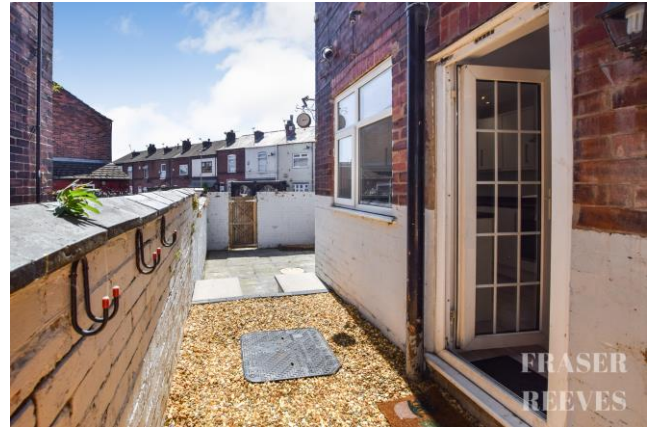
Upstairs, you'll find three well-proportioned bedrooms along with a stylish, contemporary family bathroom.

To the rear, enjoy a private courtyard garden, perfect for al fresco dining or socialising with family and friends. As an end-terrace, the home enjoys additional privacy, along with plenty of on-street parking to the side.

Whether you're a first-time buyer, a buy to let investor or looking to downsize without compromising on charm, this delightful home is not to be missed.

Early viewing is highly recommended. Call us on 01925 222555 to book an appointment today.





General Services:

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

Construction Type: Brick and slate

Heating type: Gas Central Heating

Broadband: Standard - 12mbps download, 1mbps upload, Superfast 80mbps download, upload 20mbps, Ultrafast 1800mbps download, 220 mbps upload.

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

Flood Risk: Low (surface water currently, medium between 2040 and 2060)), very low (rivers and sea).

Local Authority:

St Helens Council

Council Tax:

Band A

Tenure:

Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 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.

103 High Street. Newton-le-Willows WA12 9SL

Tel: 01925 222555

www.fraser-reeves.co.uk

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Fraser Reeves Estate Agents



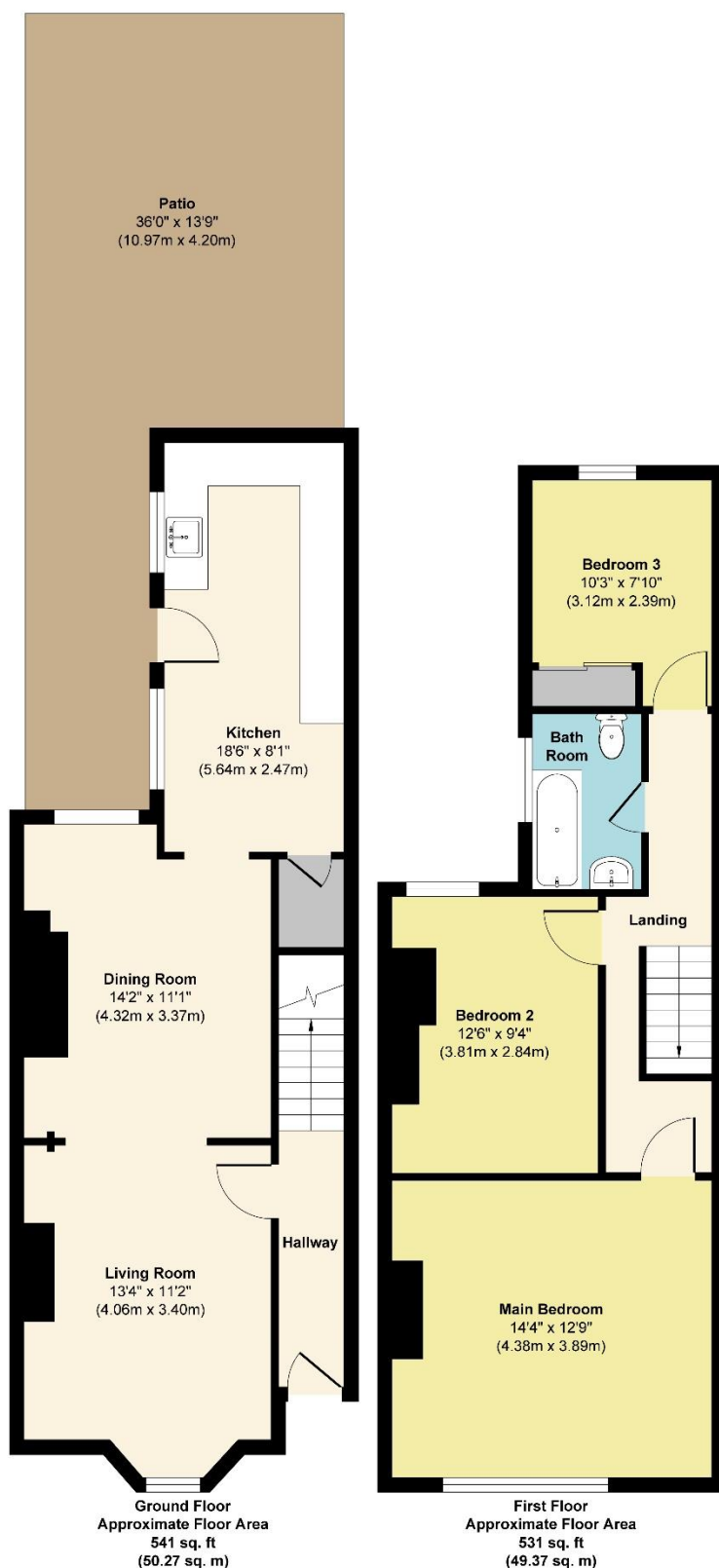
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Approx. Gross Internal Floor Area 1072 sq. ft / 99.64 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
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