



COMMON ROAD
 NEWTON-LE-WILLOWS
 WA12 9JA



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Smartly Presented Garden-Fronted Terrace – Ideal For First-Time Buyers Or Investors! Located Just Moments From The Scenic Sankey Valley Park & Canal, This Stylish And Recently Redecorated Terrace Offers Comfort, Convenience, And Excellent Value. With Fresh Neutral Décor, New Carpets, And A Generous Rear Garden, It's Move-In Ready And Chain-Free A Fantastic Opportunity For First-Time Buyers Or Savvy Investors Alike.

This neat and tidy home is situated just a short walk from the picturesque Sankey valley park and canal, perfect for nature lovers and those who enjoy scenic walks. The property has been recently redecorated in neutral tones and boasts brand new carpets, making it ideal for those looking to move straight in. It comes fully equipped with gas central heating and UPVC double glazing for added comfort and efficiency.

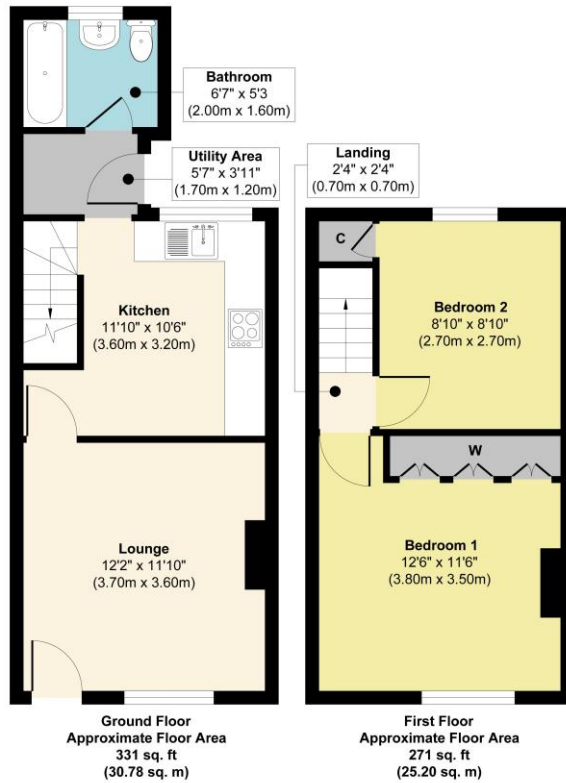
The ground floor offers a spacious lounge, a kitchen, a utility room, and a family sized bathroom. Upstairs, the large main bedroom is complete with fitted wardrobes, while the second bedroom provides ample space for a variety of uses. Whether you're a first time buyer or an investor looking for a great rental opportunity, this property provides versatile living options.

The property benefits from a low maintenance front garden with a paved pathway leading to the entrance. The rear garden is an absolute bonus, with a paved patio area, lawn, and rear access gate for added convenience. Set in a convenient location, yet close to essential amenities, this home offers a fantastic opportunity at a competitive price.

No chain involved, making it an easy purchase for those looking to move quickly.





**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-6 Mbps download, 0.8 Mbps upload, Superfast-66 Mbps download, 16 Mbps upload, Ultrafast-1800 Mbps download, 220 Mbps upload

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

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		85 B
69-80	C		
55-68	D	59 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

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