



BRADLEGH ROAD
 NEWTON LE WILLOWS
 WA12 8QJ



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

Perfectly suited to first-time buyers, this well-presented three-bedroom semi-detached property on Bradlegh Road is offered to the market with no onward chain.

The home boasts a spacious and versatile layout, featuring:

- Three bedrooms including a generous main bedroom with en-suite
- Bright and welcoming bay-fronted living room
- Contemporary family bathroom and convenient downstairs W.C.
- Modern conservatory, ideal for dining or relaxing

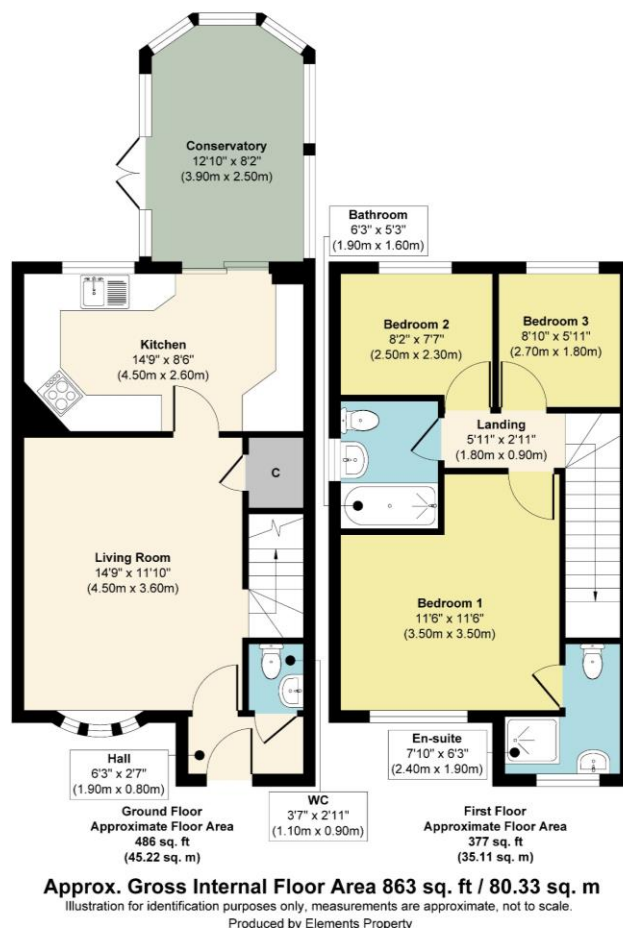
Externally, the property benefits from attractive front and rear gardens, driveway parking, and a detached garage.

With its well-connected location, generous living space, and move-in-ready condition, this home offers a fantastic opportunity for those looking to take their first step onto the property ladder.

Viewing is highly recommended. Call Fraser Reeves to book your appointment on 01925 222555







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

Mobile Signal/Coverage: Vodafone 70%, EE 77%, O2 71%, 3 83%

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

Local Authority:

St Helens Council

Council Tax:

Band C

Tenure:

Leasehold

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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