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WELLINGTON CLOSE  
NEWTON LE WILLOWS  
WA12 9LU



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## WELLINGTON CLOSE, NEWTON LE WILLOWS, WA12 9LU

**\*\*Gorgeous presentation throughout\*\* \*\*Contemporary kitchen-diner\*\***  
**\*\*Show-stopper Rear Garden\*\***

Welcome to this immaculately presented three-bedroom semi-detached home, perfectly positioned on Wellington Close. From the moment you arrive, you'll be impressed by the property's attractive exterior, driveway parking to the front, and beautifully maintained front and rear gardens – ideal for enjoying the outdoors or entertaining family and friends.

Inside, the home has been tastefully decorated throughout and is turn-key ready, requiring no major works – simply move in and start enjoying your new home from day one. The spacious living areas are bright and inviting, complemented by a modern kitchen and stylish shower room.

Conveniently located close to local shops, restaurants, and amenities, this property offers the perfect balance of comfort and convenience.

### Key Features:

- Three bedrooms
- Semi-detached with private driveway parking
- Front and rear gardens
- Immaculately presented throughout
- Move-in ready – no major works required
- Excellent location near shops and restaurants
- Perfect for first-time buyers

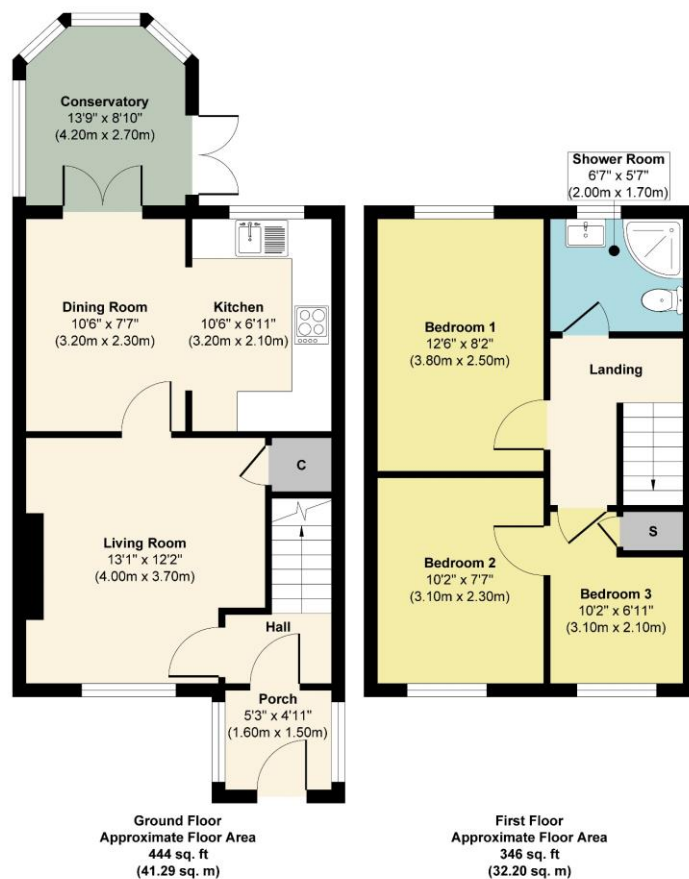
This charming property truly ticks all the boxes – modern, move-in ready, and ideally located. Early viewing is highly recommended to avoid disappointment!

**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 B

### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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[www.fraser-reeves.co.uk](http://www.fraser-reeves.co.uk)

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