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WARGRAVE ROAD
NEWTON LE WILLOWS
WA12 8EL



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****A Charming, Classic Terraced Home in Newton-Le-Willows****

Perfectly positioned for rail commuters, this well presented two-bedroom mid-terrace home offers comfort and convenience in an up-and-coming area.

Step through the bright and welcoming entrance porch into a spacious open-plan living and dining area, ideal for relaxing or entertaining. Continuing downstairs, the modern kitchen and the stylish shower room add a touch of contemporary style.

Upstairs, you'll find two generous double bedrooms, both offering plenty of natural light and storage potential. Outside, the property boasts a low-maintenance rear courtyard, perfect for outdoor dining or enjoying a morning coffee, along with a paved fore-garden that sets the property back from the roadside for added privacy. Located just a short stroll from Earlestown train station, this home is ideal for rail commuters, in addition to the excellent local shops, cafes, and amenities also close by.

Key Features:

- Two spacious bedrooms
- Open-plan living and dining room
- Contemporary downstairs shower room
- Low-maintenance rear courtyard
- Garden-fronted, set back from the road
- Close to local shops, schools, and transport links
- Ideal first-time buy or buy-to-let investment

Don't miss this fantastic opportunity to secure a stylish and conveniently located home in one of Newton-le-Willows' most up-and-coming areas.

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



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General Services:

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

Construction Type: Brick and tile / slate

Heating type: Gas Central Heating

Broadband: Standard - 14mbps 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: Very low (surface water), 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		78 C
55-68	D	61 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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www.fraser-reeves.co.uk

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