



WARGRAVE ROAD
NEWTON LE WILLOWS
WA12 8EJ



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****Effortlessly chic presentation ** Contemporary kitchen and bathroom****
****Rear parking via double gates****

Welcome to this beautifully **extended and stylish 2-bedroom home**, perfectly positioned on the **up-and-coming Wargrave Road** in Newton-le-Willows.

Combining **modern design** with **period charm**, this property offers generous living space and a warm, contemporary feel throughout – ideal for **first-time buyers** or those seeking a chic home with character.

Property Highlights:

- **Two spacious bedrooms**, including a main bedroom with access to a **modern upstairs bathroom**
- **Second double bedroom** positioned at the front of the home, filled with natural light
- **Two inviting reception rooms**, offering flexibility for both living and dining areas
- **Modern, extended kitchen** featuring stylish finishes and a fresh, welcoming atmosphere
- **Large rear courtyard garden** with **double gate access**, perfect for parking or enjoying outdoor entertaining
- **Extended layout** provides ample space in every room

Situated just a short distance from **local shops, schools, and transport links**, this home perfectly balances convenience with comfort.

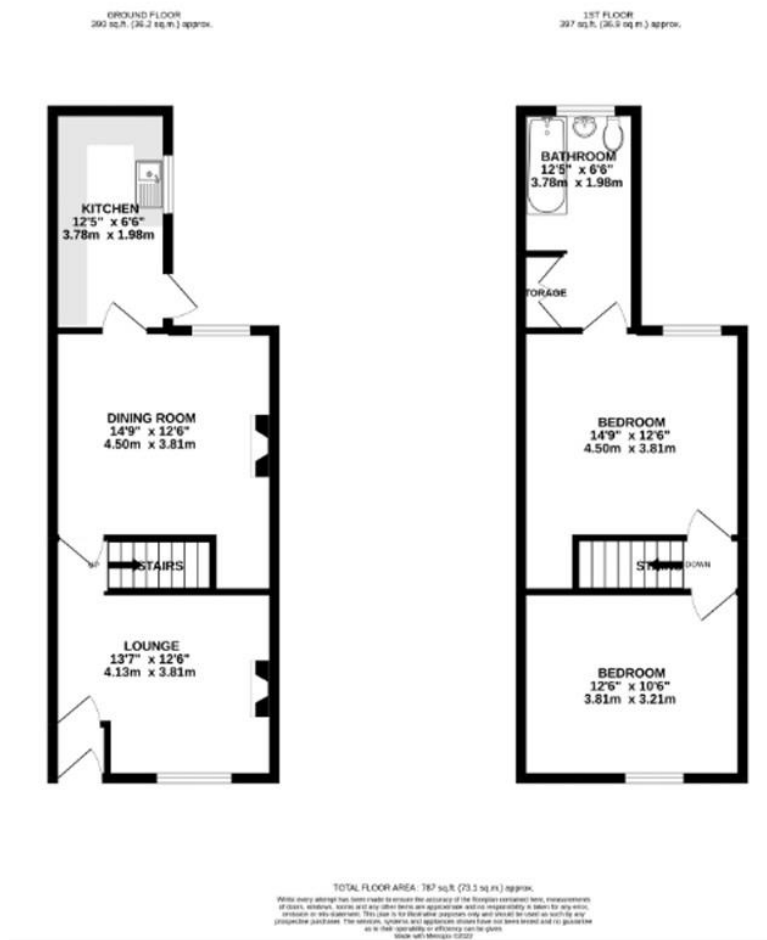
Available to view now – don't miss the chance to make this **contemporary-meets-classic** home your own.

Ideal for first-time buyers looking for a move-in-ready property with style, space, and a touch of period charm.

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 - 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).

Conservation area: no

Planning applications: none

Local Authority: St Helens Council

Council Tax: Band A

Tenure: Leasehold

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

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