



HOLFORD WAY
NEWTON-LE-WILLOWS
WA12 0BZ

£265,000



HOLFORD WAY, NEWTON-LE-WILLOWS, WA12 0BZ

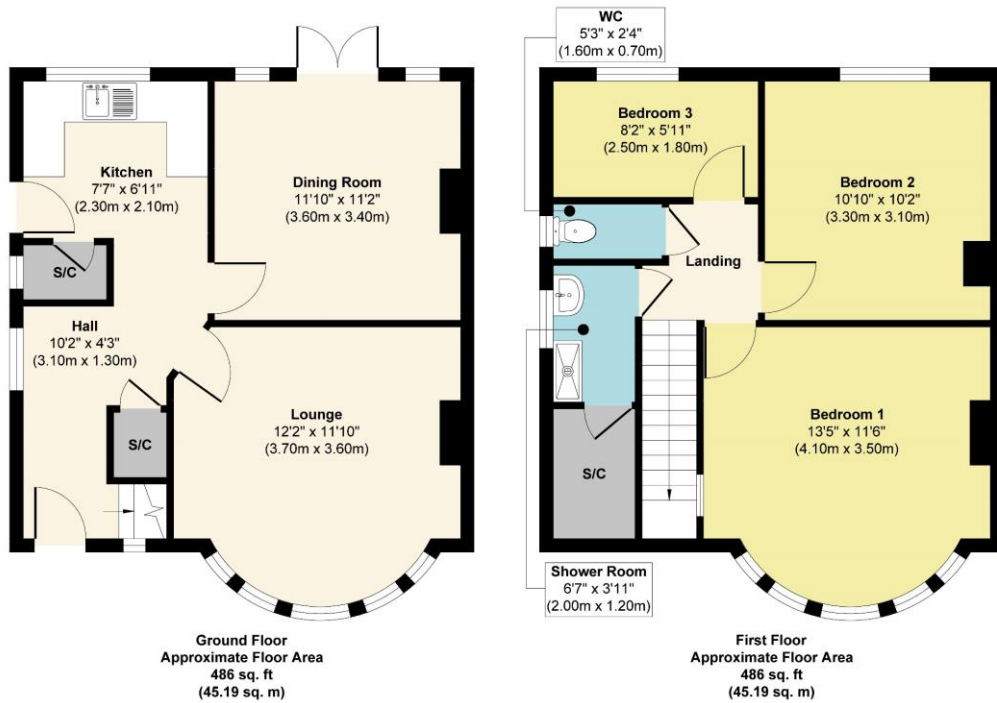
A Rare Opportunity - First Time On The Market! Tucked Away In A Highly Desirable Location, This Charming Three-Bedroom Semi-Detached Home Requiring A Comprehensive Programme Of Renovation Is Brimming With Original Period Features, Offering A Wealth Of Character. Set On A Generous Corner Plot, The Property Boasts A Spacious Side Garden With Fantastic Potential For Extension (Subject To Planning Permission), Providing The Perfect Opportunity To Create A Modern Family Home While Preserving Its Unique Charm. This Is An Exceptional Chance To Secure A Property With Both Character And Potential - Don't Miss Out! The property is approached via a driveway leading to a sectional garage.

You are likely wanting to re-model the accommodation which currently incorporates a through hallway, bay fronted lounge, rear dining room, and kitchen all to the ground floor with three bedrooms, shower room and separate WC to the first floor.

The corner plot extends to the front, side and rear elevations.

Important Information: The property requires full renovation and is unlikely to qualify for a standard mortgage; suitable for cash or non-standard finance buyers only.





Approx. Gross Internal Floor Area 972 sq. ft / 90.38 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

General Services:

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

Construction Type: Brick

Heating type: Electric

Broadband (if known): Virgin Media/Openreach, Standard (download 15 mbps, upload 1mbps), Superfast (download 75 mbps, upload 20 mbps), Ultrafast (download 1000 mbps, upload 100 mbps)

Mobile Signal/Coverage: EE voice limited, data limited, Three voice limited, data limited, O2 voice limited, data limited, Vodafone voice limited

Rights/Restrictions: None known

Flood Risk (if known): Not a flood risk area

Local Authority:

St Helens Borough Council

Council Tax:

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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