



FRASER
REEVES



WARGRAVE ROAD
NEWTON LE WILLOWS
WA12 8JT



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****THREE BEDROOMS** NO CHAIN** **DECEPTIVELY SPACIOUS****

With the opportunity to update and add value, this deceptively spacious three-bedroom terraced home is ideally located on the ever-popular Wargrave Road. Suited to buy to let investors or first-time buyers looking for an opportunity to make this home their own.

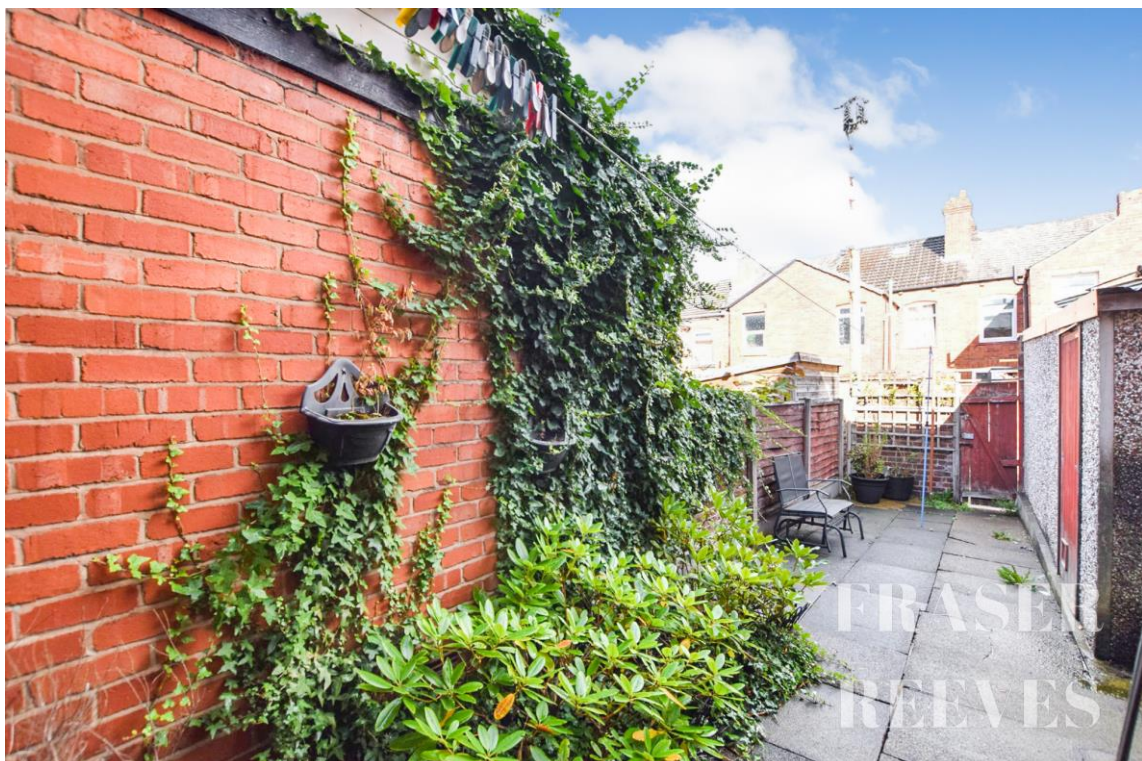
Featuring two generous reception rooms, providing flexible living and dining space, and a well-proportioned kitchen leading out to a private courtyard garden. Upstairs, you'll find three good-sized bedrooms and a family bathroom.

The property also benefits from being close to local amenities, schools, and transport links (particularly Earlestown Train station which is just a 5 minute walk away).

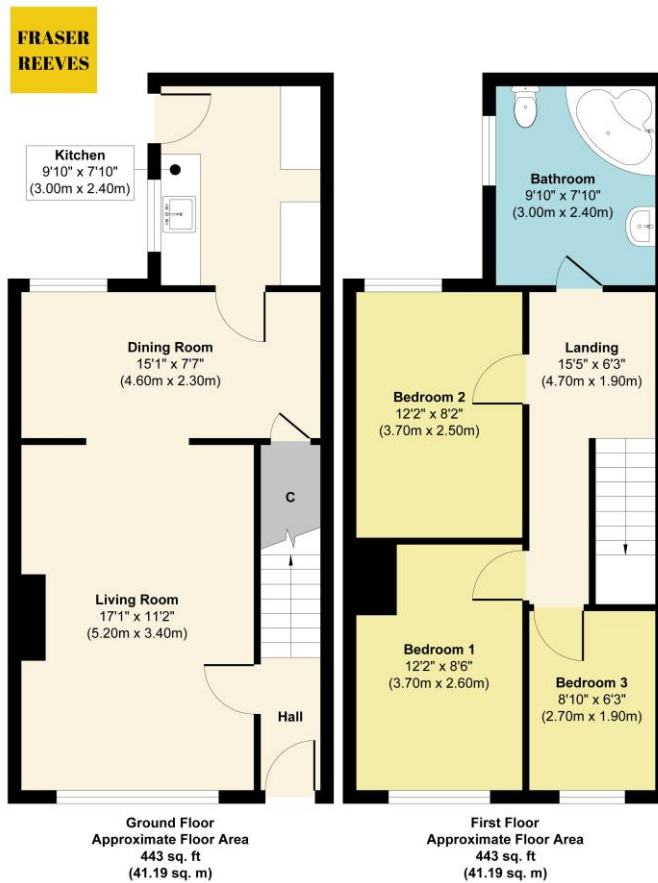
Key Features:

- Spacious three-bedroom terraced home
- Two reception rooms offering versatile living space
- Upstairs family bathroom
- Private rear courtyard garden
- Garden-fronted
- No onward chain – ready to move straight in
- Available to view now

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







Approx. Gross Internal Floor Area 886 sq. ft / 82.38 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 and slate

Heating type: Gas Central Heating

Broadband: Standard - 15mbps 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 B

Tenure: Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 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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