



FRASER
REEVES



PARK ROAD SOUTH
NEWTON LE WILLOWS
WA12 8QD



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****INVESTMENT OPPORTUNITY****
****NO CHAIN** **BAY FRONTED FAMILY HOME****

Located just a short walk from the vibrant Newton High Street, this traditional 1920s bay-fronted semi-detached home is brimming with potential and ready for its next chapter. An ideal project for buyers looking to make a home their own – or a standout opportunity for investors seeking to add value – this property offers space, character and unbeatable scope.

Inside, the ground floor features two well-proportioned reception rooms and a kitchen that links conveniently to the long garage, accessible either internally via the adjoining corridor or through the electronic front roller garage door. Upstairs, you'll find three bedrooms and a family bathroom.

Outside, the property truly impresses: a generous rear garden provides ample space for landscaping, entertaining or possible future development (subject to planning), while the front garden and driveway offer excellent curb appeal and off-road parking.

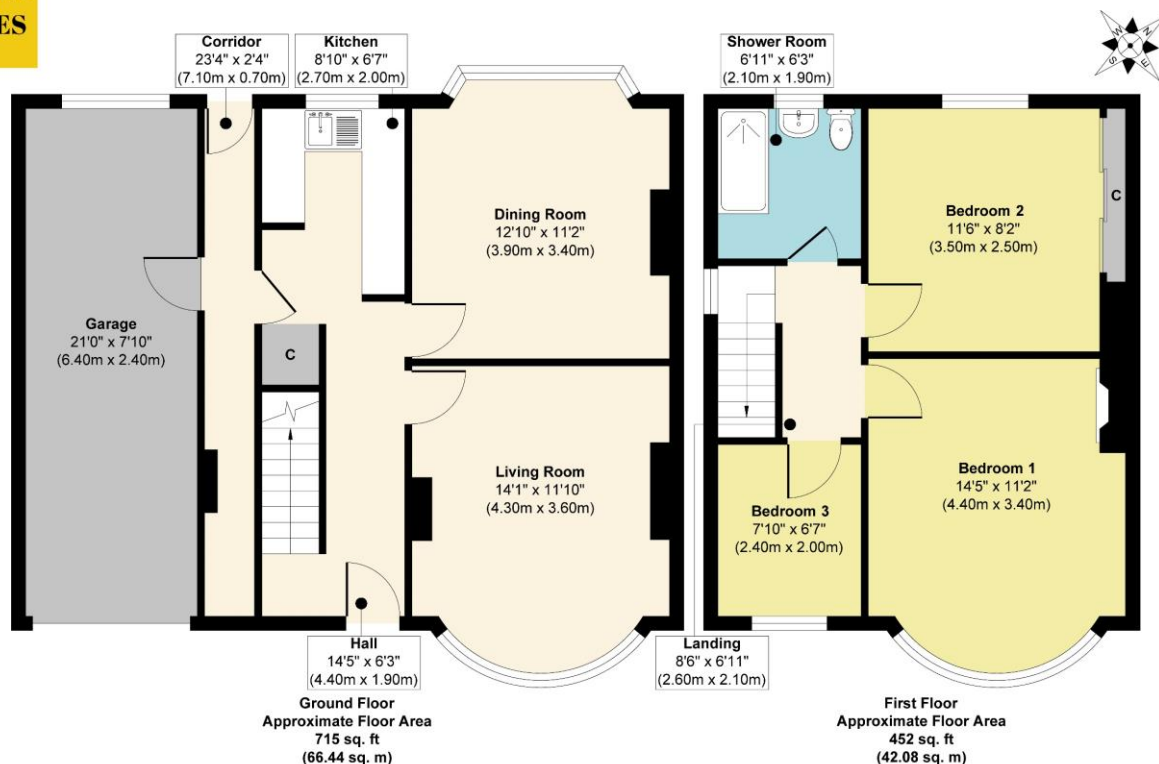
With no onward chain and immediate availability for viewings, this is a rare chance to secure a classic family home in a highly sought-after Newton-le-Willows location.

A must-see for buyers and investors alike.

To arrange your viewing today, call us on 01925 222555







General Services:

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

Construction Type: Brick

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 Borough Council

Council Tax: Band C

Tenure: Leasehold (£3.50 p/a)



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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