



ST AELREDS
NEWTON-LE-WILLOWS
WA12 9GP

£250,000



ST AELREDS, NEWTON-LE-WILLOWS, WA12 9GP

A Beautifully Presented, Modern Three-Bedroom Semi-Detached Home Located In A Highly Desirable Area, This Property Is Close To The Vibrant High Street, Newton-Le-Willows Train Station, Mesnes Park, And Is Ideal For Junior & Senior Schools.

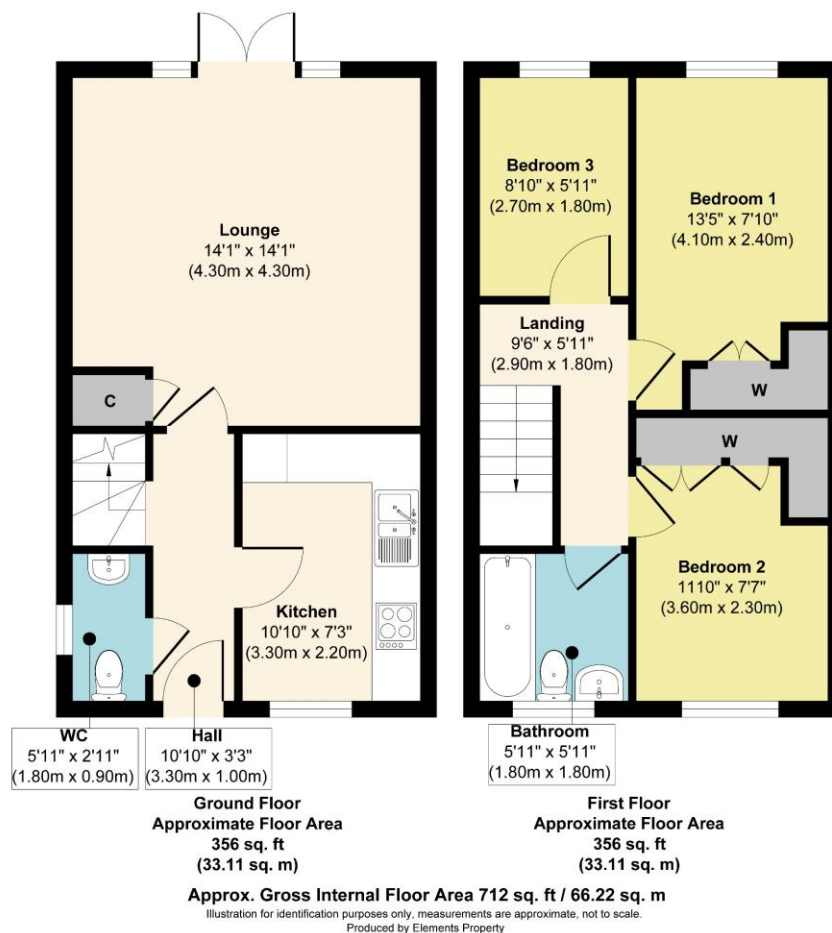
The property is approached via a tarmacadam driveway, offering valuable parking for several vehicles to the side of the house, useful outside tap, gate to side.

The accommodation includes an entrance hall, cloakroom/WC, contemporary kitchen, and a spacious lounge/dining room with patio doors opening onto the rear garden. On the first floor, there are three bedrooms, including the principal bedroom with an ensuite shower room, and a family bathroom.

The delightful rear garden includes a stone paved patio area ideal for entertaining, raised artificial lawn, and a raised decked patio area.







General Services:

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

Construction Type: Brick

Heating type: Gas Central Heating

Broadband (if known): Standard (download 16mbps, upload 1mbps), superfast (download 63 mbps, upload 12mbps), Ultrafast (download 1000 mbps, upload 100 mbps).

Mobile Signal/Coverage: EE 77%, three 83%, O2 71%, Vodafone 70%.

Flood Risk (if known): None

Local Authority:

St Helens Borough council

Council Tax:

Tax Band B

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

103 High Street. Newton-le-Willows WA12 9SL

Tel: 01925 222555

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