



CROW LANE WEST
NEWTON-LE-WILLOWS
WA12 9YS



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****IDEAL FOR INVESTORS** **MOTIVATED VENDOR** **GENEROUS SIZE OF 102 SQ.M****

This three bedroom terraced home is now available to buy, exclusively through Fraser Reeves Estate Agents.

With a motivated vendor, generous room sizes throughout and plenty of potential to reconfigure and modernise, this could be a developer's dream.

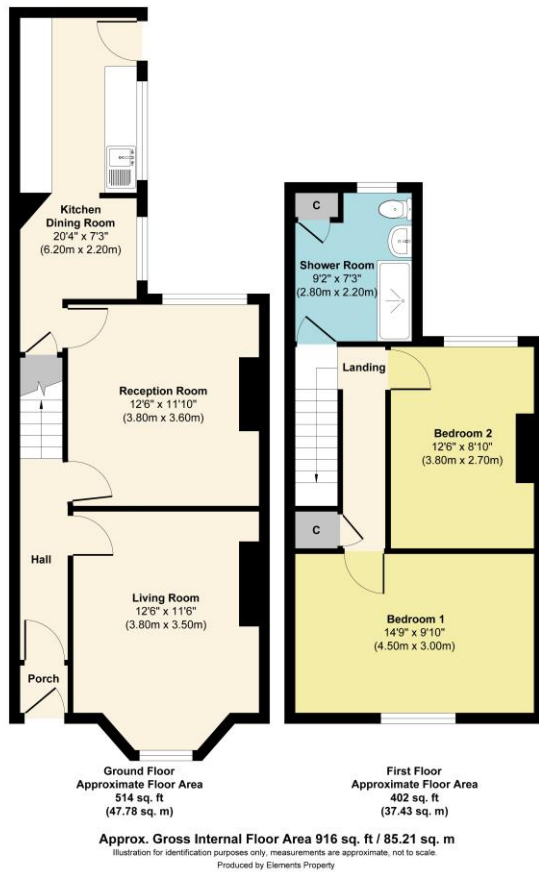
Internally there are three reception rooms and a galley kitchen downstairs, with two large bedrooms and a contemporary shower room to the first floor.

Outside, the property is garden-fronted and also benefits from a paved rear yard with double gates for access.

Don't miss your chance to view this property; call us to book your viewing on 01925 222555 or email sales@fraser-reeves.co.uk







General Services:

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

Construction Type: Brick

Heating type: Gas Central Heating

Broadband: Standard - 12mbps download, 1mbps upload, Superfast 80mbps download, upload 20mbps, Ultrafast 10,000mbps download, 10,000 mbps upload.

Mobile Signal/Coverage: Vodafone 69%, EE 71%, O2 72%, 3 81%

Flood Risk: Very low

Conservation Area: No

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Local Authority: St Helens Borough Council

Council Tax: Tax Band A

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.

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