



**Brotherton Way, Newton-Le-Willows, WA12
9WS**

£249,950

Stone Cross Estate Agents proudly present this stunning three-bedroom end mews home in the highly sought-after Newton-le-Willows. The property boasts excellent transport links, including the East Lancashire Road, bus and train services, and motorway access. Inside, you'll find a welcoming entrance hall, a cozy lounge/diner, a well-equipped kitchen/breakfast room, and a convenient downstairs cloakroom. Upstairs, there are three bedrooms and a family bathroom with a three-piece suite. The exterior features a spacious block-paved driveway with ample parking and a secure section for additional parking at the front. The rear garden is a low-maintenance, enclosed block-paved space..

****Please Contact Us To Arrange A Viewing****

- **Three Bedrooms**
- **End Mews**
- **Off Road Parking**
- **Enclosed Rear Garden**
- **Two Bathrooms**
- **Lounge/Diner**

Entrance Hall

Via Hardwood door to the front elevation leading into the hall with a ceiling light point, wall mounted radiator and stairs to the first floor.

Lounge/Diner

22' 6" x 15' 9" (6.87m x 4.79m) UPVC double glazed window to the front elevation, three wall mounted radiators, three ceiling light points, electric log burner with surround and hearth.

Kitchen/Breakfast Room

14' 10" x 8' 8" (4.52m x 2.63m) UPVC double glazed French door to the rear elevation, inset spotlights, a variety of wall, base and drawer units, electric oven, hob, extractor, plumbing for washing machine, 1 1.5 stainless steel sink unit with a mixer tap, laminate flooring, wall mounted radiator and a breakfast bar.

Cloakroom

W/C.

First Floor

Landing

UPVC double glazed window to the side elevation, loft access and storage cupboard.

Bedroom One

12' 4" x 9' 1" (3.77m x 2.76m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, integrated wardrobes, built in storage over the head and bedside table cabinets/dressing table.

Bedroom Two

10' 0" x 9' 5" (3.05m x 2.87m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Bedroom Three

8' 8" x 6' 11" (2.63m x 2.12m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and storage cupboard.

Bathroom

UPVC double glazed frosted window to the rear elevation, part tiled walls, vanity sink unit, W/C, tiled flooring, bath with a mains operated overhead shower with a waterfall showerhead and spotlights.



Outside

Front

Large corner plot with a block paved driveway with a secured gated area at the side which is also block paved.

Rear

Enclosed and block paved.

Tenure

Council Tax

B

Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.

Other Information

Water mains or private?

Parking arrangements?

Flood risk?

Coal mining issues in the area?

Broadband how provided?

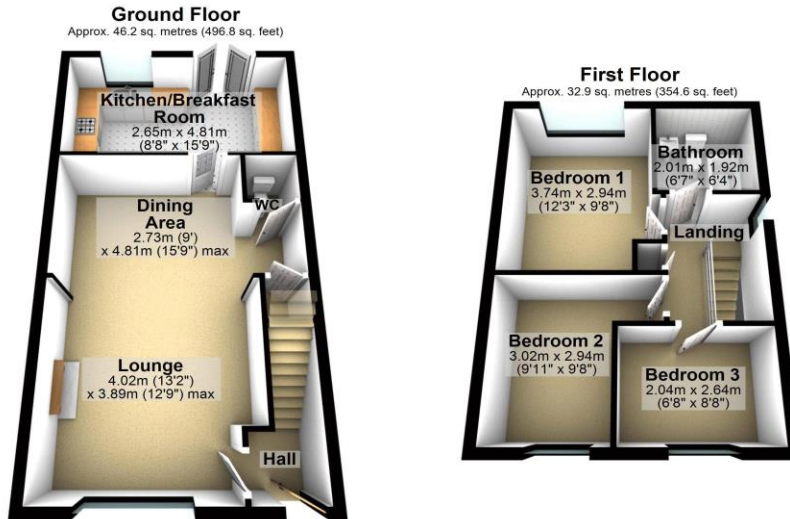
If there are restrictions on covenants?

Is the property of standard construction?

Are there any public rights of way?

Safety Issues?





Total area: approx. 79.1 sq. metres (851.4 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.

Energy performance certificate (EPC)

| | | | |
|---|-------------------|---------------------|--------------------------|
| 15 Brotherton Way NEWTON-LE-WILLOWS WAY12 9WS | Energy rating | Valid until: | 2 June 2034 |
| | D | Certificate number: | 0390-2917-6360-2604-2831 |
| Property type | End-terrace house | | |
| Total floor area | 81 square metres | | |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.