



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

**Offers in Excess of
£169,950**

Stone Cross Estate Agents are delighted to present to you this beautiful Two Bedroom Mid Town House, situated in the highly sought-after Newton-le-Willows. Ideal for a first time buyer. The property boasts excellent transport links, including the East Lancashire Road, bus and train services, and motorway access. Comprising of an entrance hall, cozy lounge, a light and bright kitchen/diner with French doors opening up to the rear garden. Upstairs, there are two bedrooms and a three piece suite bathroom completes the interior of the property. Outside, the front boasts a tarmac driveway providing off road parking and a stone garden with bushes for added privacy. To the rear there is an enclosed garden with artificial grass and a decked area. Don't miss out on this gorgeous home! **Book A Viewing Now 01942 356266******

- **Two Bedrooms**
- **Mid Town House**
- **Ideal For First Time Buyers**
- **Driveway**
- **Enclosed Rear Garden**
- **Freehold**

Entrance Hall

Via Composite double glazed frosted door to the front elevation, ceiling light point, wall mounted radiator and stairs to the first floor.

Lounge

14' 8" x 9' 11" (4.46m x 3.02m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, electric wall fire and French doors leading into the kitchen/diner.

Kitchen/Diner

12' 11" x 9' 2" (3.94m x 2.80m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, a variety of wall, base and drawer units, wall mounted radiator, two ceiling light points, oven, hob, plumbing for washing machine, stainless steel sink unit with swan neck tap, space for fridge/freezer, part tiled walls and laminate flooring.

First Floor

Landing

Ceiling light point.

Bedroom One

12' 11" x 12' 9" (3.94m x 3.88m) Two UPVC double glazed windows to the front elevation, wall mounted radiator, ceiling light point and a storage cupboard.

Bedroom Two

11' 3" x 8' 0" (3.44m x 2.44m) UPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light point.

Bathroom

8' 10" x 4' 10" (2.70m x 1.48m) UPVC double glazed frosted window to the rear elevation, three piece suite comprising of a W/C, vanity sink unit, bath with an overhead shower, part tiled walls, hand towel radiator and a ceiling light point.

Outside

Front

Tarmac driveway with off road parking for two cars, stone garden with bushes and shrubs.

Rear

Enclosed, artificial lawn, decked area, stone borders with plants and shrubs.



Tenure
Freehold

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? Mains

Parking arrangements? Driveway for two cars

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Fiber

If there are restrictions on covenants? No

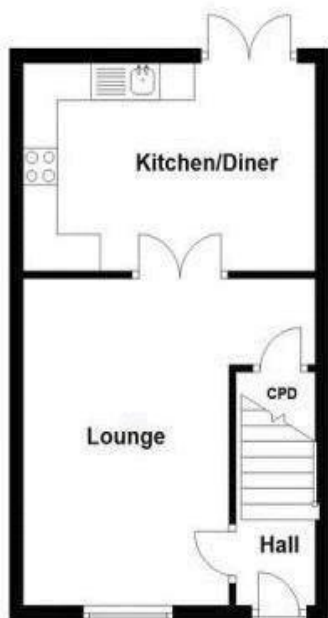
Is the property of standard construction? Yes

Are there any public rights of way? No

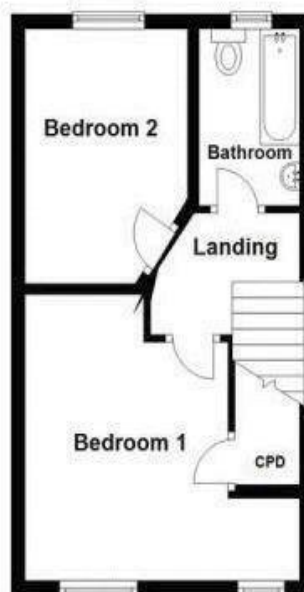
Safety Issues? No



Ground Floor



First Floor



Energy performance certificate (EPC)

| | | | |
|---|---------------|---------------------|--------------------------|
| 11, Brotherton Way NEWTON-LE-WILLOWS WAT2 9WS | Energy rating | Valid until: | 27 January 2029 |
| | D | Certificate number: | 8921-7529-6460-3238-0922 |

| | |
|------------------|-------------------|
| Property type | Mid-terrace house |
| Total floor area | 59 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.