



**Wargrave Road, Newton-Le-Willows, WA12
8EL**

£115,000

Stone Cross Estate Agents are bringing to the market this charming Three Bedroom End Terraced Property, situated in Newton-le-Willows. In need of some modernization. This is the perfect opportunity for an investor (approx £850 pcm) or first time buyer looking for a project. With excellent transport links to the East Lancashire Road, Motorway Networks, Trains stations and Bus routes. The home comprises of an entrance hall, lounge, dining room and a kitchen all on the ground floor. Upstairs, there are three bedrooms and a shower room. Outside, the front and rear both display low maintenance enclosed yards. **Contact Us To Arrange A Viewing 01942 356266**

- **Three Bedrooms**
- **End Terraced**
- **Two Reception Rooms**
- **Enclosed Front and Rear Yards**
- **Ideal for First Time Buyers or Investors**
- **Not Overlooked at the Rear**

Entrance Hall

Via UPVC double glazed frosted door to the front elevation, laminate flooring, ceiling light point, wall mounted radiator and a meter cupboard.

Lounge

12' 7" x 11' 3" (3.83m x 3.42m) UPVC double glazed window to the front elevation, laminate flooring, ceiling light point and wall mounted radiator.

Dining Room

12' 11" x 15' 3" (3.94m x 4.66m) UPVC double glazed window to the rear elevation, laminate flooring, wall mounted radiator, under stairs storage and stairs to the first floor.

Kitchen

13' 4" x 8' 0" (4.07m x 2.45m) UPVC double glazed window to the side elevation, UPVC double glazed frosted door to the side elevation, a variety of wall, base and drawer units, plumbing for washing machine, stainless steel sink unit with a mixer tap, space for oven, integrated fridge/freezer, part tiled walls, extractor and a ceiling light point.

First Floor**Landing**

Two ceiling light points, loft access and storage cupboard.

Bedroom One

14' 9" x 12' 6" (4.5m x 3.80m) UPVC double glazed window to the front elevation, laminate flooring, ceiling light point, wall mounted radiator, integrated wardrobe and dresser.

Bedroom Two

12' 11" x 10' 1" (3.94m x 3.08m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

Bedroom Three

6' 8" x 5' 4" (2.02m x 1.63m) UPVC double glazed window to the side elevation, laminate flooring, ceiling light point and wall mounted radiator.

Shower Room

6' 6" x 8' 0" (1.97m x 2.45m) UPVC double glazed frosted window to the rear elevation, double shower, W/C, wall mounted radiator, wash hand basin, two ceiling light points and tiled walls.



Outside

Front

Enclosed, block paved yard with gate access to the front.

Rear

Enclosed with gate access to the rear.

Tenure

Leasehold: £4.90 per annum

Council Tax

A

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

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Cable

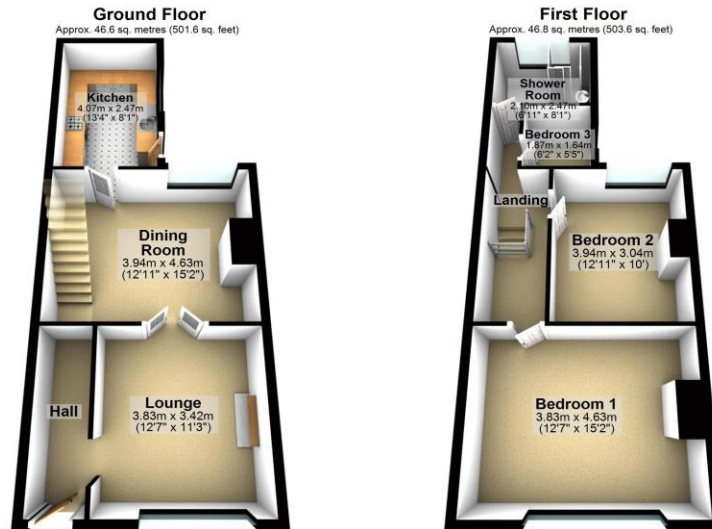
If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No





Total area: approx. 93.4 sq. metres (1005.2 sq. feet)

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

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

238 Wargrave Road NEWTON-LE-WILLOWS WA12 8EL	Energy rating D	Valid until:	20 June 2034
		Certificate number:	0310-2469-3360-2224-6965
Property type		End-terrace house	
Total floor area		85 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



<https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2469-3360-2224-6965?print=true>

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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.