



**Common Street, Newton-le-Willows, WA12  
9JW**

**Offers in Excess of  
£179,950**

**Stone Cross Estate Agents are delighted to present this stunning two-bedroom semi-detached home in the sought-after area of Newton-le-Willows, perfect for first-time buyers. 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, a modern well-equipped kitchen, and a relaxing conservatory. Upstairs, there are two double bedrooms and a family bathroom. The front features an enclosed garden overlooking picturesque fields, while the rear garden connects seamlessly to the front. There is also a detached garage which is ideal for off road parking. Don't miss the opportunity to make this beautiful home yours! **\*\*Contact Us To Arrange A Viewing 01942 356266\*\*****

- **Two Bedrooms**
- **Semi-Detached**
- **Conservatory**
- **Garage**
- **Picturesque Views Of Fields To The Front**
- **Ideal For A First Time Buyer**

## **Entrance Hall**

Via UPVC double glazed frosted to the side elevation.

## **Lounge**

13' 7" x 12' 10" (4.15m x 3.91m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, fireplace with mantle and stairs to the first floor.

## **Kitchen/Diner**

12' 10" x 9' 8" (3.91m x 2.95m) UPVC double glazed windows to the conservatory, UPVC double glazed French doors leading into the conservatory, a variety of wall, base and drawer units, spotlights, stainless steel sink unit with swan neck tap, electric hob, extractor, eye-level oven, integrated fridge/freezer and laminate flooring.

## **Conservatory**

11' 10" x 9' 3" (3.60m x 2.83m) UPVC double glazed windows to the surround, UPVC double glazed French doors to the side elevation, wall mounted radiator and laminate flooring.

## **First Floor**

### **Landing**

Ceiling light point and laminae flooring.

### **Bedroom One**

11' 3" x 8' 1" (3.44m x 2.46m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, integrated wardrobes and laminate flooring.

### **Bedroom Two**

9' 9" x 9' 0" (2.96m x 2.75m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, storage cupboard and laminate flooring.

### **Bathroom**

6' 11" x 6' 2" (2.10m x 1.89m) UPVC double glazed window to the side elevation, tiled walls, tiled flooring, ceiling light point, vanity sink unit, W/C and a bath with an overhead shower.

## **Outside**

### **Front**

Enclosed with laid to lawn and paved patio areas which look out onto gorgeous fields.



**Rear**

Enclosed with laid to lawn and paved patio areas which join down the side leading to the front of the property.

**Garage**

Detached with up and over door.

**Tenure**

Leasehold

**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?

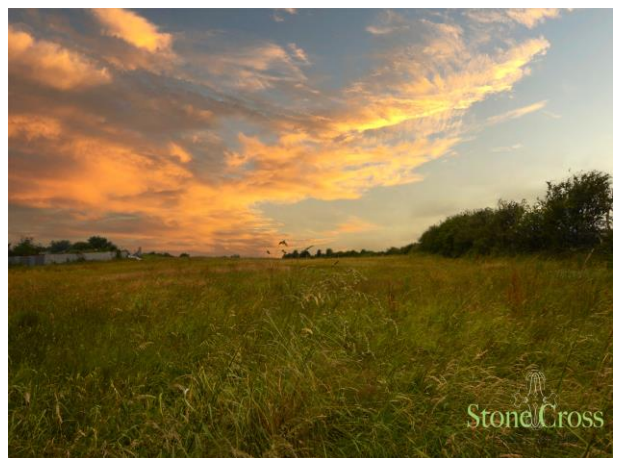
Broadband how provided?

If there are restrictions on covenants?

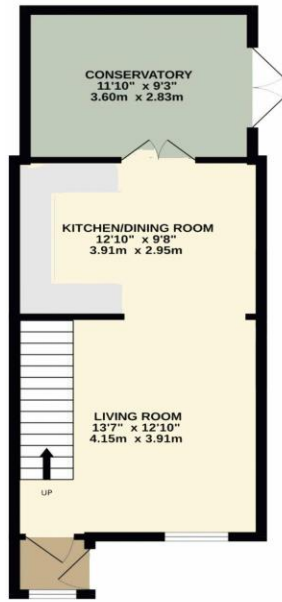
Is the property of standard construction?

Are there any public rights of way?

Safety Issues?



GROUND FLOOR  
422 sq ft (39.2 sq m) approx.



1ST FLOOR  
299 sq ft (27.7 sq m) approx.



### Energy performance certificate (EPC)

2, Common Street  
NEWTON-LE-WILLOWS  
WA12 9JW

Energy rating  
**C**

Valid until: 18 July 2027

Certificate number: 9518-3079-7253-5523-9934

Property type: End-terrace house  
Total floor area: 62 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 C. It has the potential to be A.

[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.