



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

**Offers in Excess of
£169,950**

*Stone Cross Estate Agents are delighted to present this stunning two-bedroom end mews 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**
- **End Mews**
- **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: £10.00 per annum

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? Garage and allocated space for parking

Flood risk?

Coal mining issues in the area? No

Broadband how provided? Wire

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

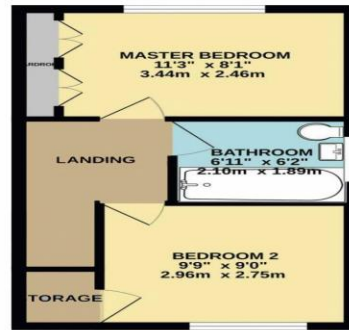
Safety Issues? No



GROUND FLOOR
422 sq ft (39.2 sq m) approx



1ST FLOOR
269 sq ft (27.7 sq m) approx



TOTAL FLOOR AREA: 721 sq ft (67.0 sq m) approx
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual conditions, layout, and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as such for any professional purposes. The accuracy of these data depends on the layout and items to be shown and the quality of the information provided. Made with Metropix ©2024

Energy performance certificate (EPC)			
2, Common Street NEWTON-LE-WILLOWS WA12 9JW	Energy rating	Valid until:	18 July 2027
	C	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.