



Damian Drive, Newton-Le-Willows, WA3 3EG

**Offers in Excess of
£189,950**

*Stone Cross Estate Agents are delighted to present this stunning one-bedroom semi-detached bungalow in the sought-after area of Newton-le-Willows. This property features excellent transport links, including the East Lancashire Road, bus and train services, and motorway access. Inside, you'll find an inviting entrance hallway, a lounge with an archway to the dining room, a kitchen with patio doors leading to the conservatory, one bedroom, and a three-piece bathroom. There are also drop down ladders leading to the loft which has the potential to be converted into an additional bedroom. Outside, there is a paved driveway leading to a garage, providing ample off-road parking, and an enclosed rear garden. The property also benefits from solar panels. ****Contact Us To Arrange A Viewing***

01942 356266**

- **One Bedroom**
- **Semi-Detached True Bungalow**
- **Driveway**
- **Garage**
- **Three Reception Rooms**
- **Enclosed Rear Garden**

Entrance Hall

Via Composite frosted door to the side elevation, laminate flooring, ceiling light point, wall mounted radiator and loft access with drop down ladders.

Lounge

15' 0" x 10' 7" (4.57m x 3.22m) UPVC double glazed window to the front elevation, two ceiling light points, laminate flooring, wall mounted radiator, feature fire and an arch into the dining room.

Dining Room

11' 2" x 8' 9" (3.4m x 2.67m) UPVC double glazed patio doors leading into the conservatory, ceiling light point, wall mounted radiator and laminate flooring.

Kitchen

10' 6" x 10' 7" (3.2m x 3.22m) Two UPVC double glazed windows one to the rear elevation and one to the side elevation, UPVC double glazed frosted door to the rear elevation, a variety of wall, base and drawer units, part tiled walls, electric oven, hob, extractor, tiled flooring, ceiling light point and wall mounted radiator.

Conservatory

16' 1" x 9' 11" (4.9m x 3.02m) UPVC double glazed windows to the surround, tiled flooring and UPVC double glazed patio doors to the side elevation.

Bedroom One

9' 0" x 8' 2" (2.74m x 2.48m) Two UPVC double glazed windows one to the front elevation and one to the side elevation, two ceiling light points and a wall mounted radiator.

Bathroom

UPVC double glazed frosted window to the rear elevation, shower cubicle, W/C, wash hand basin, ceiling light point, laminate flooring and a wall mounted radiator.

Outside

Front

Driveway leading to garage, laid to lawn area with bushes and shrubs.

Rear

Enclosed, patio and laid to lawn areas and plants/shrubs.

Tenure

Leasehold: £10.50 per annum

Solar Panels leased with shade of greener



Council Tax

B

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Not known

If there are restrictions on covenants? No

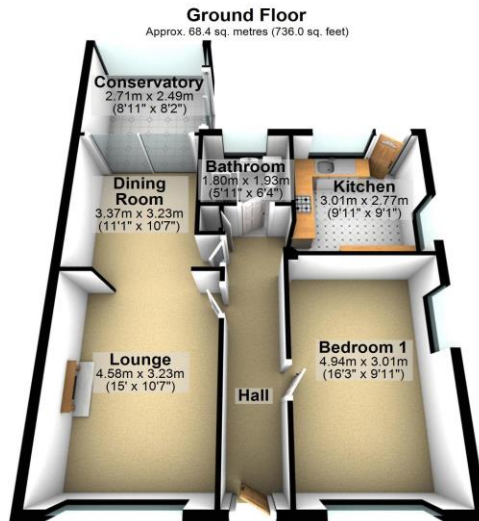
Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No

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.





Total area: approx. 68.4 sq. metres (736.0 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)

| | | | |
|--|---------------|---------------------|--------------------------|
| 14 Damian Drive NEWTON-LE-WILLOWS WA12 9EG | Energy rating | Valid until: | 3 September 2034 |
| | B | Certificate number: | 0350-2084-6410-2504-2175 |

| | |
|------------------|------------------------|
| Property type | Semi-detached bungalow |
| Total floor area | 64 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 B. 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.