



**Cedar Gardens, Newton-Le-Willows, WA12  
8AD**

**£229,950**

*Stone Cross Estate Agents are delighted to present this three bedroom semi detached house located in the sought after area of Newton Le Willows. The property boasts excellent transport links, including the East Lancashire Road, bus and train services, and motorway access. This property comprises of an entrance vestibule, W/C, lounge and kitchen/diner to the ground floor. Upstairs promotes three bedrooms, the master benefiting from an ensuite and a family bathroom. Externally the property boasts a driveway for ample off road parking, laid to lawn and shrubbery to the front and to the rear you will find laid to lawn and patio areas.*

***\*\*Contact us now to arrange a viewing\*\****

- ***Three Bedrooms***
- ***Semi-Detached***
- ***Three Bathrooms***
- ***Driveway***
- ***Enclosed Rear Garden***

### **Entrance Vestibule**

Via Composite door, laminate flooring, ceiling light point and a wall mounted radiator.

### **W/C**

W/C, wall mounted radiator, ceiling light point, sink unit and laminate flooring.

### **Lounge**

12' 4" x 16' 1" (3.76m x 4.90m)

UPVC double glazed bay window to the front elevation, two ceiling light points, two wall mounted radiators and laminate flooring.

### **Kitchen/Diner**

15' 7" x 10' 10" (4.75m x 3.30m)

UPVC double glazed window to the rear elevation, UPVC double glazed french doors to the rear elevation, two ceiling light points, wall mounted radiator, space for a fridge/freezer, space and plumbing for a washing machine and dishwasher, wall base and drawer units, stainless steel sink unit with a swan tap, integrated oven, hob and extractor.

### **Upstairs**

#### **Bedroom One**

11' 6" x 10' 6" (3.50m x 3.20m)

Two UPVC double glazed windows to the rear elevation, ceiling light point and a wall mounted radiator.

#### **Ensuite**

UPVC double glazed frosted window to the side elevation, W/C, heated towel radiator, ceiling light point, part tiled walls, shower cubicle and a sink unit with a tiled splash back.

#### **Bedroom Two**

8' 8" x 12' 10" (2.64m x 3.91m)

UPVC double glazed window to the front elevation, wall mounted radiator and a ceiling light point.

#### **Bedroom Three**

6' 11" x 7' 7" (2.11m x 2.31m)

UPVC double glazed window to the front elevation, wall mounted radiator and a ceiling light point.

### **Bathroom**

8' 0" x 6' 1" (2.44m x 1.85m)

UPVC double glazed frosted window to the side elevation, W/C, heated towel radiator, ceiling light point, part tiled walls, bath with a hand held shower and a sink unit with a tiled splash back.



## **Outside**

### **Front**

*Driveway for two cars, laid to lawn and shrubbery.*

### **Rear**

*Laid to lawn and patio area.*

### **Tenure**

*Leasehold*

### **Council Tax**

*B*

### **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?*

***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.***



***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.