



CROSS LANE
NEWTON-LE-WILLOWS
WA12 9QD



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An Exciting Opportunity To Purchase A Two Bedroom Quasi-Semi Detached Home, Offered With No Chain Involved And Now Requiring General Updating. Ideal For First Time Buyers, Investors Or Those Looking To Add Value. Enjoying A Pleasant Position With A Wide Lawned Foregarden And A Private, Enclosed Suntrap Side Garden, The Property Also Benefits From A Parking Space To The Rear.

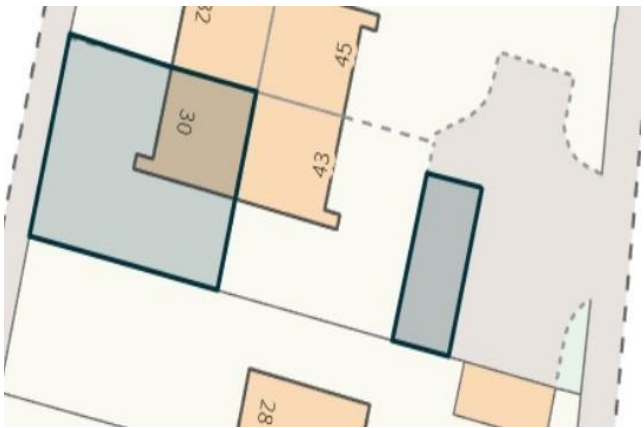
The property is approached via a paved pathway leading to the front entrance, with a lawned garden frontage.

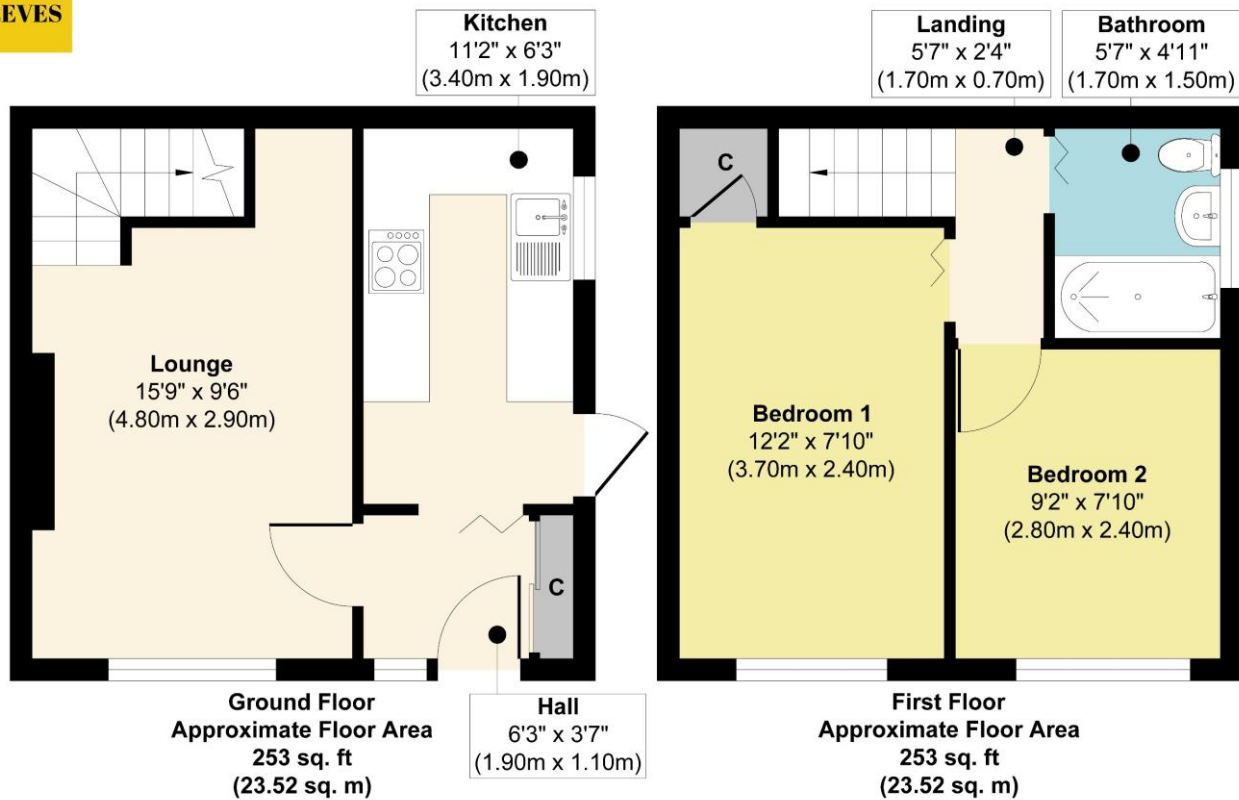
The property incorporates a welcoming hallway, lounge and kitchen to the ground floor, with two well-proportioned bedrooms and a bathroom to the first floor. The accommodation offers a solid base for improvement and provides scope for modernisation.

The grounds include a low-maintenance rear garden, mainly paved, together with the benefit of an allocated parking space to the rear.

Offering excellent potential both internally and externally, this is an ideal opportunity for a purchaser to update and personalise to their own requirements, situated within a popular residential location.







Approx. Gross Internal Floor Area 506 sq. ft / 47.04 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick **Heating type:** Gas Central Heating

Flood Risk: None **Planning Permissions:** None

Conservation Area: None **Local Authority:** St Helens BC

Council Tax: Tax Band A **Tenure:** Freehold

Network

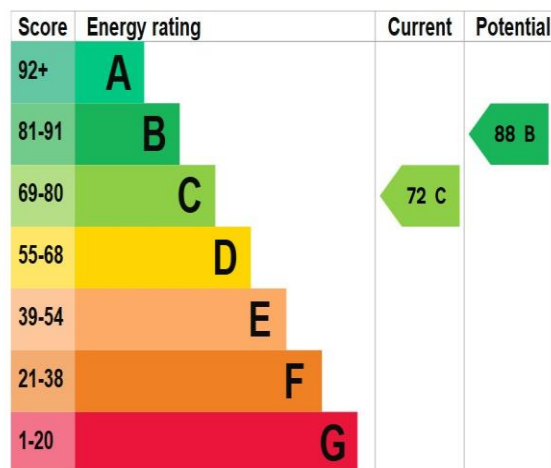
Average Broadband Speed

Package	Download Speed	Upload Speed
Maximum	10000 Mbps	10000 Mbps
Basic	16 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	10000 Mbps	10000 Mbps

Mobile Coverage

Provider	Voice	Data
EE	🟢🟢🟢🟢	🟢🟢🟢🟢
3	🟢🟢🟢🟢	🟢🟢🟢🟢
O2	🟢🟢🟢🟢	🟢🟢🟢🟢
0	🟢🟢🟢🟢	🟢🟢🟢

Data provided by OFcom



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

103 High Street. Newton-le-Willows WA12 9SL

Tel: 01925 222555

www.fraser-reeves.co.uk

Fraser Reeves Estate Agents

@FraserReevesEA

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