



WILLOW AVENUE  
NEWTON-LE-WILLOWS  
WA12 9TB



# WILLOW AVENUE, NEWTON-LE-WILLOWS, WA12 9TB

**\*\*IDEAL FIRST TIME BUY\*\* \*\*NO ONWARD CHAIN\*\*  
**\*\*TWO MINUTE WALK TO HIGH STREET\*\*****

A rare find in a hot location, this charming two-bedroom terraced home is an ideal first step onto the property ladder, offering location, lifestyle and long-term appeal – all with no onward chain.

Perfect for first-time buyers wanting everything within easy reach, the property sits just a two-minute walk from the High Street, making mornings, evenings and weekends effortlessly convenient.

Inside, the layout is practical and welcoming, with a sociable kitchen-diner that works perfectly for everyday living, hosting friends or enjoying quiet nights in. Upstairs, two comfortable bedrooms are complemented by an upstairs bathroom.

Outside, the benefits continue. Driveway parking removes the usual compromise of terraced living, while the traditional long rear garden offers something increasingly hard to find. An attractive patio area creates the perfect spot for summer evenings, BBQs or relaxed weekends at home.

With no onward chain, this is a smooth and stress-free purchase opportunity in a highly desirable location. Homes offering this combination of lifestyle, practicality and future potential rarely come to market – early viewing is strongly advised.

Call Fraser Reeves for more information on 01925 222555 or email [sales@fraser-reeves.co.uk](mailto:sales@fraser-reeves.co.uk)





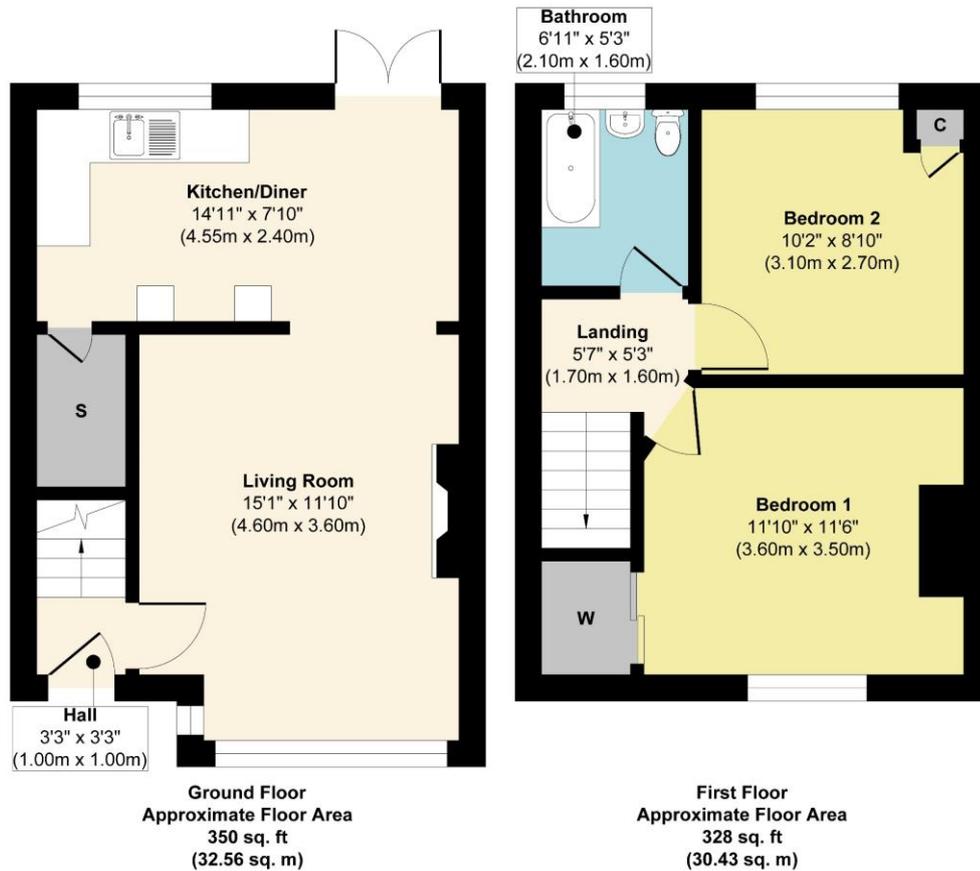


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**General Services:**

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

Construction Type: Brick and render

Heating type: Gas Central Heating

Broadband: Standard - 15mbps download, 1mbps upload, Superfast 80mbps download, upload 20mbps, Ultrafast 10,000mbps download, 10,000 mbps upload.

Mobile Signal/Coverage: Vodafone 69%, EE 71%, O2 72%, 3 81%

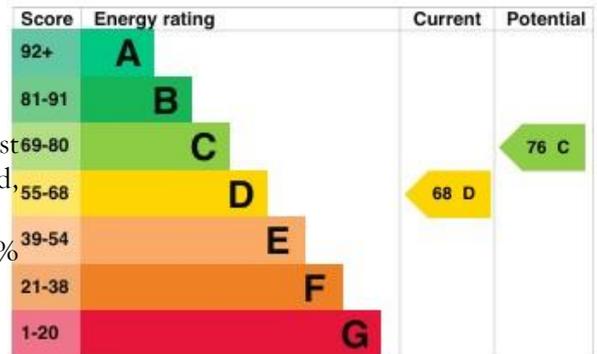
Flood Risk: Very low

Conservation Area: No

**Local Authority:** St Helens Borough Council

**Council Tax:** Tax Band B

**Tenure:** Freehold



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.

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