



WEEDON AVENUE
 NEWTON-LE-WILLOWS
 WA12 0LD



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No Chain Involved | Newly Decorated Throughout | Stylish New Kitchen

An Outstanding And Spacious **Three-Bedroom Family Home** In A Convenient And Popular Location, Within Easy Reach Of Local Amenities, Well-Regarded Schools And A Short Distance From The Vibrant High Street. Recently Refreshed With **New Décor And Carpets**, This Well-Presented Property Is Ready To Move Straight Into.

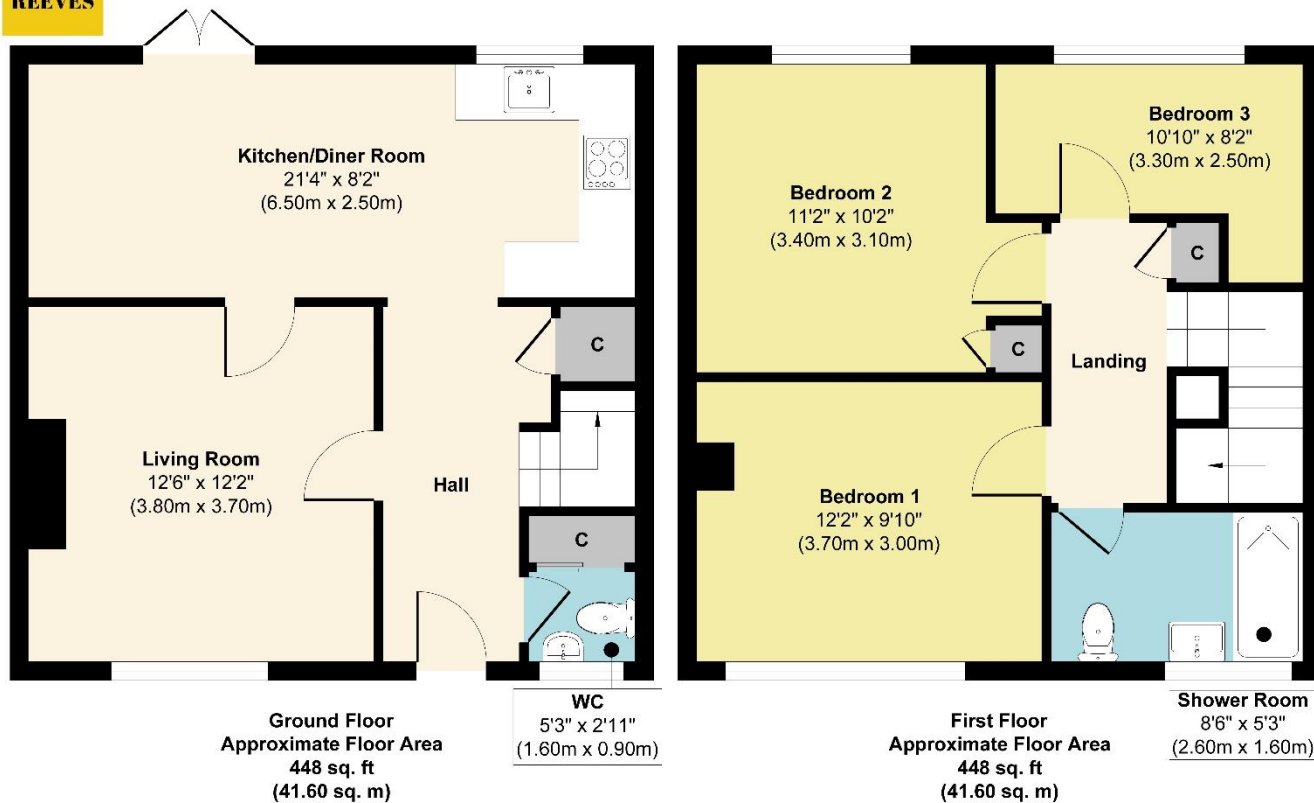
This attractive family home offers well-planned and generously proportioned accommodation, beginning with a welcoming entrance hall leading to a **bright and spacious lounge**, ideal for everyday living and entertaining. To the rear, the property boasts a **feature newly fitted kitchen/diner**, providing a modern and practical heart to the home.

To the first floor are **three well-proportioned bedrooms**, all offering comfortable accommodation, along with a **contemporary family bathroom** finished to a modern standard. The home has been recently redecorated throughout and benefits from **new carpets**, creating a fresh, clean and inviting feel.

Externally, there is a **good-sized enclosed rear garden**, perfect for families or those who enjoy outdoor space. Offered to the market with **no chain involved**, this is an excellent opportunity for first-time buyers, growing families or investors seeking a well-located, turnkey property.







Approx. Gross Internal Floor Area 896 sq. ft / 83.20 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 and tile

Heating type: Gas Central Heating

Broadband: Standard 12mbps download, 1mbps upload, Superfast 80 mbps download, 20 mbps upload, Ultrasfast 10000 mbps download, 10000 mbps upload.

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

Flood Risk: None

Conservation Area: No

Local Authority:

St Helens Borough Council

Council Tax:

Tax Band A

Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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