



WARGRAVE ROAD
NEWTON-LE-WILLOWS
WA12 8RP



WARGRAVE ROAD, NEWTON LE WILLOWS, WA12 8RP

****Spacious Two-Bedroom Traditional End-Terrace – No Onward Chain****

Offered to the market with no onward chain, this spacious two-bedroom traditional end-terrace property presents an excellent opportunity for first-time buyers, investors, or those looking for a home they can personalise and add value to.

The accommodation offers generous living space throughout, with a welcoming lounge, a well-proportioned kitchen to the ground floor and two good-sized bedrooms (both doubles) and a modern family bathroom to the first floor.

Externally, there is a rear courtyard garden, providing a low-maintenance outdoor space, ideal for relaxing or entertaining.

Conveniently situated close to local amenities, shops, schools, and transport links, the property enjoys a popular and accessible location.

With its spacious layout, traditional character, and great potential for improvement, this is a fantastic opportunity not to be missed.

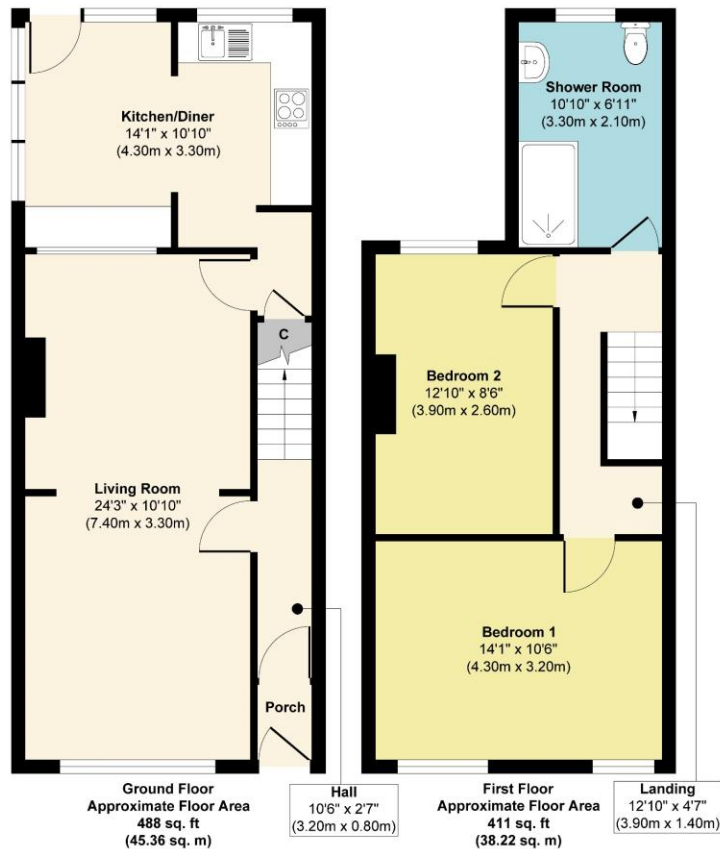
Available to view now – early viewing is highly recommended.

To arrange your viewing, call Fraser Reeves on 01925 222555, email sales@fraser-reeves.co.uk or visit our office at 103 High Street, Newton Le Willows, WA12 9SL.

please note that there is no driveway or garage included within the sale of this property







Approx. Gross Internal Floor Area 899 sq. ft / 83.58 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 render

Heating type: Gas Central Heating

Broadband: Standard - 12mbps download, 1mbps upload, Superfast 80mbps download, upload 20mbps, Ultrafast 10,000mbps download, 10,000 mbps upload.

Mobile Signal/Coverage: Vodafone 77%, EE 79%, O2 78%, 3 79%

Flood Risk: Very low

Conservation Area: No

Local Authority: St Helens Borough Council

Council Tax: Tax Band A

Tenure: Leasehold. 999 years from 1912. Ground rent approx. £3 p/a.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Fraser Reeves Estate Agents



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