



WOBURN AVE
NEWTON-LE-WILLOWS
WA12 8PP



WOBURN AVENUE, NEWTON-LE-WILLOWS, WA12 8PP

Situated on the ever popular **Whites Estate**, this spacious semi-detached dormer bungalow presents a rare opportunity for a purchaser looking to renovate and create a home to their own specification. Competitively priced to attract an early sale and considered best suited to cash buyers, the property offers versatile accommodation arranged over two floors together with a particularly generous rear garden. Whilst requiring a programme of modernisation and improvement, the property offers considerable potential and is offered for sale with **NO ONWARD CHAIN**.

The property is approached via a pathway leading through the front garden to the entrance door.

The property comprises an entrance hall providing access to the ground floor accommodation and staircase to the first floor, a generously proportioned lounge, kitchen, bathroom and two ground floor bedrooms. To the first floor, the landing provides access to two further generously proportioned bedrooms.

The grounds include a lawned garden to the front with established hedging and a pathway providing access to the property. To the rear is a particularly generous garden, predominantly laid to lawn with mature trees, shrubs and established boundary planting, together with paved areas and access along the side of the property.

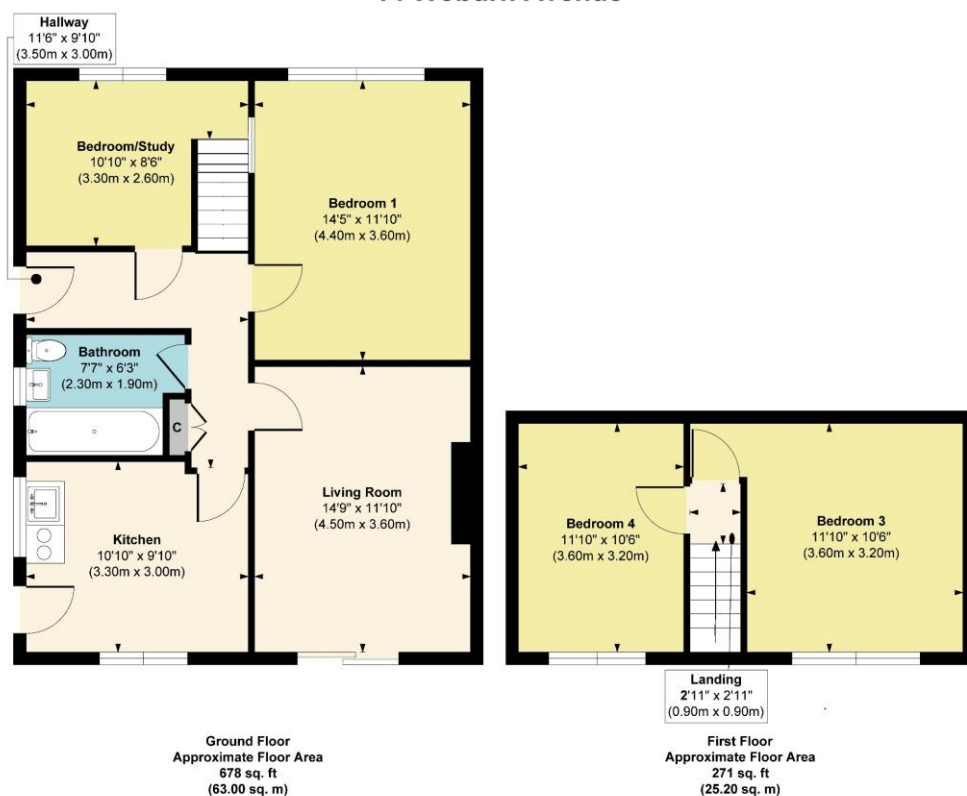
Conveniently positioned within easy reach of Willow Park and Mesnes Park, Newton-le-Willows High Street with its excellent selection of shops, cafés, bars and restaurants, and Newton-le-Willows railway station, the property is well placed for local amenities and transport links. Early viewing is strongly recommended.







14 Woburn Avenue



Approx. Gross Internal Floor Area 949 sq. ft / 88.20 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

Heating type: No GCH – Electric Heaters

Broadband: standard 15mbps download, 1mbps upload, superfast 80 mbps download, 20 mbps upload, ultrafast 10000 mbps download 10000 mbps upload, Virgin media, Openreach, Freedom Fibre

Mobile Signal/Coverage: EE Good outdoor, O2 Good outdoor, variable in home, 3 Good outdoor, Vodafone Good outdoor

Flood Risk: Very low

Planning Permissions: No planning applications identified on the Local Authority online planning register.

Conservation Area?: No

Local Authority: St Helens Borough Council

Council Tax: Tax Band C

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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