



COOPER AVENUE  
NEWTON-LE-WILLOWS  
WA12 9HW



# COOPER AVENUE, NEWTON LE WILLOWS, WA12 9HW

**\*\*CUL-DE-SAC LOCATION\*\* \*\*NO ONWARD CHAIN\*\***  
**\*\*IDEAL FOR FIRST TIME BUYERS OR DOWNSIZERS\*\***

A modern, semi-detached, home situated in a private cul-de-sac position, offering an excellent opportunity for first time buyers or downsizers, in particular.

Beautifully maintained and decorated throughout to a high spec, the property is in a quiet spot just a stone's throw from the local shops, restaurants and train station that form part of the up-and-coming regeneration area. It also sits in a particularly private position, overlooking parkland to the front and with open fields close by, perfect for walkers and those with an interest in local nature habitats.

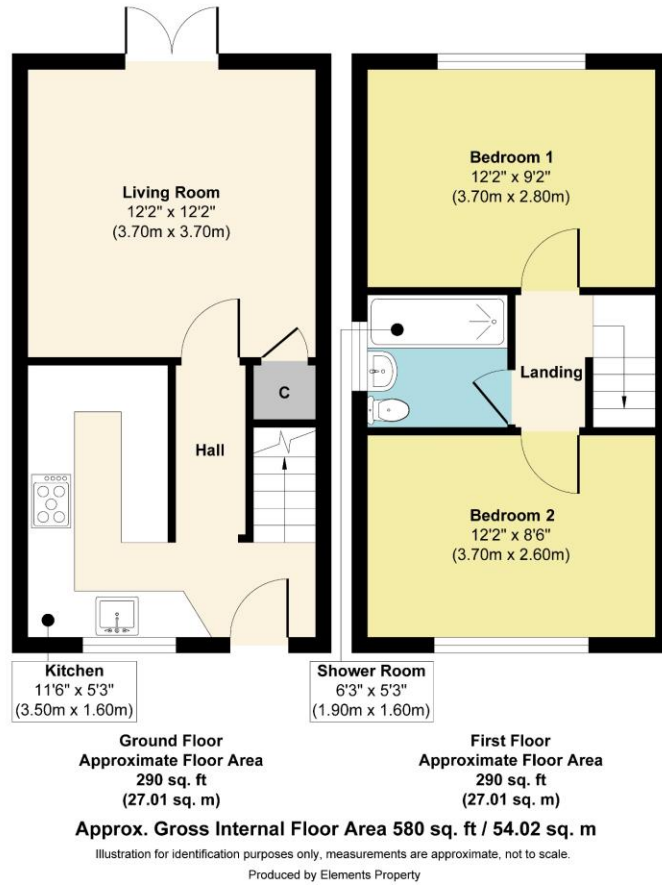
Upon entering, you will find a contemporary fitted kitchen and character-full living room to the ground floor, with two bedrooms and a shower room to the first floor.

Externally, there is driveway parking for up to two vehicles, an attractive front garden laid to lawn and a landscaped rear garden also.

For further information or to arrange a viewing, please call us on 01925 222555, email [sales@fraser-reeves.co.uk](mailto:sales@fraser-reeves.co.uk) or pop into our office at 103 High Street, Newton Le Willows, WA12 9SL.







**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 - 9mbps download, 0.9mbps upload, Superfast 80mbps download, upload 20mbps, Ultrafast 10,000mbps download, 10,000 mbps upload.

Mobile Signal/Coverage: Vodafone 71%, EE 76%, O2 74%, 3 76%

Flood Risk: low (surface water), very low (rivers and sea)

Existing planning permissions / applications: none

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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