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FRASER REEVES

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Independent Estate Agents
& Residential Lettings



- NO CHAIN
- GOOD SIZED ROOMS THROUGHOUT
- FEATURE BATHROOM
- CLOSE TO LOCAL AMENITIES
- CLOSE TO BUS AND TRAIN STATION
- TWO RECEPTION ROOMS



**129 WARGRAVE ROAD
NEWTON-LE-WILLOWS
WA12 8JN**

£ 69,950

A good sized THREE bedroom terraced house with TWO reception rooms and gardens to front and rear offered with NO CHAIN.

GROUND FLOOR:

HALLWAY: Single panel radiator, attractive covings.

LOUNGE: 3.79m x 3.75m – With uPVC double glazed window to front, electric flame effect fire with attractive surround, double panel radiator.

DINING ROOM: 4.38m x 3.92m – With uPVC double glazed patio doors leading to rear garden, single panel radiator, useful under stairs storage cupboard, archway leading to:

KITCHEN: 4.38m x 3.92m – Fitted with a light wood range of wall, base and drawer units, four ring gas hob with stainless steel extractor hood over, integrated electric oven, stainless steel 1 ½ bowl sink unit. uPVC double glazed windows to side and rear letting in plenty of natural right, uPVC double glazed door leading to rear garden. Inset ceiling spotlights.

FIRST FLOOR:

LANDING: With double panel radiator, loft hatch and built in storage cupboard.

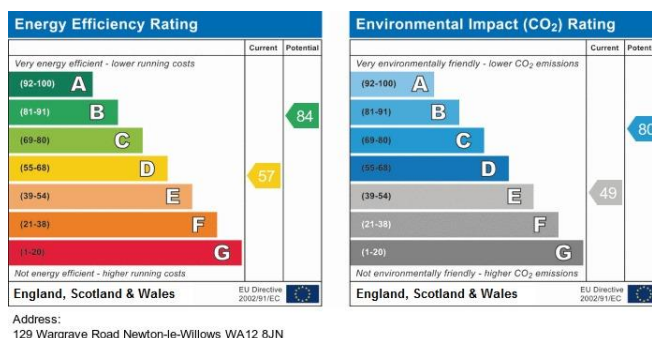
MASTER BEDROOM: 4.87m x 3.81m – A generous room with uPVC double glazed window to front and double panel radiator.

BEDROOM TWO: 3.91m x 3.09m – With a uPVC double glazed window to rear and double panel radiator, storage cupboard housing boiler.

BEDROOM THREE: 2.43m x 2.23m – uPVC double glazed window to rear, double panel radiator.

BATHROOM: A modern bathroom fitted with a white three piece suite comprising of; panelled bath with electric shower over, low level w.c, hand wash basin and modern floor to ceiling tiling. uPVC double glazed window to side.

OUTSIDE: A paved yards to front and rear.



GENERAL INFORMATION

PLEASE NOTE:

WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES, SO CANNOT VERIFY THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

LOCAL AUTHORITY:

ST HELENS Borough Council

VIEWING:

By arrangement through the office at 103 High Street, Newton-le-Willows, Merseyside, WA12 9SL, 01925 222555.

Independent Mortgage Broker/ The Mortgage Choice –Nicola Hunt, CeMAP, F.Inst.L.Ex T: 01744 810104/01925 222229 F: 01744 810104 M: 07760 456142 W: www.themortgagechoice.uk.com

Independent Chartered Surveyor: Andrew Chinn MRICS,

Environ Property Consultants 01925 357317 M: 07969 076045 www.environpropertyconsultants.co.uk

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OFFICE HOURS:

MON - FRI 9AM TO 5PM

SATURDAY 9AM TO 2PM

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.