

ROB LANE, NEWTON-LE-WILLOWS, WA12 0DR

FRASER REEVES

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Three-Bedroom Detached Family Home on Sought-After Rob Lane*

Situated on the highly regarded Rob Lane in Newton-le-Willows, this three-bedroom detached, freehold family home is offered for sale with no onward chain, making it an excellent opportunity for buyers looking to move without an extended chain. The property is available to view immediately.

A standout feature is the versatile ground-floor bedroom, complete with its own en-suite shower room, offering excellent flexibility for multi-generational living, guests or those seeking ground-floor accommodation.

Externally, the property benefits from a driveway providing off-road parking, a carport and a detached garage, adding further practicality and convenience.

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.

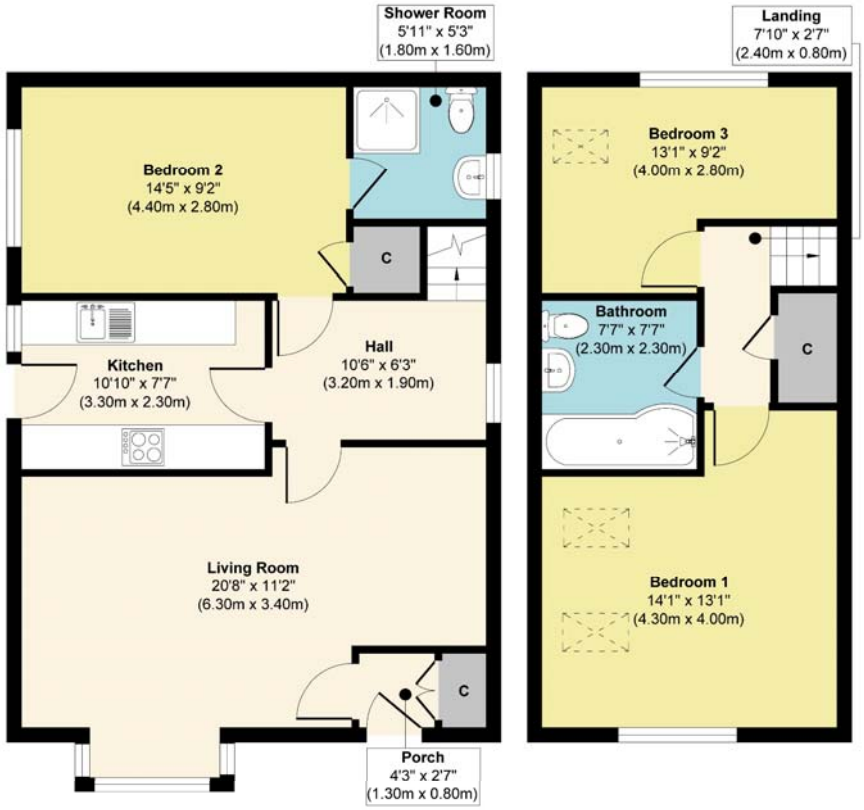



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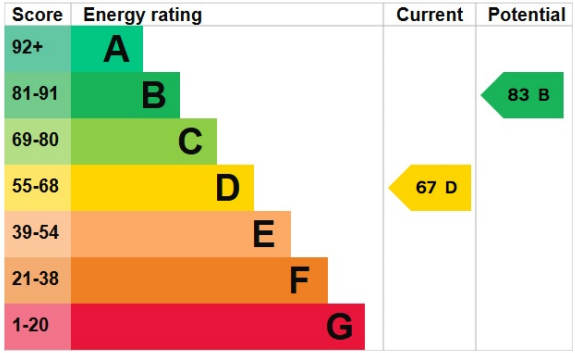


Approx. Gross Internal Floor Area 976 sq. ft / 90.81 sq. m

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
Flood Risk: Very low
Conservation Area: No
Council Tax: Tax Band D – St Helens Borough Council
Tenure: Leasehold (£25 p/a. 999 years from 1886).
Outstanding Planning Applications: No
Broadband: Standard (16mpbs download, 1mbps upload), Superfast (79mbps download, 19mbps upload), Ultrafast (10,000mbps download, 10,000mbps upload)
Mobile coverage: Vodafone 84%, EE 83%, Three 82%, O2 76%.
Covenants: yes, ask agent for details.



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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