



WARWICK AVENUE  
NEWTON-LE-WILLOWS  
WA12 8PS



# WARWICK AVENUE, NEWTON-LE-WILLOWS, WA12

**\*\*TRADITIONAL LONG GARDEN \*\* \*\*NO ONWARD CHAIN\*\*  
**\*\*DRIVEWAY AND GARAGE\*\*****

Set In An Envidable Position Backing Onto The Greenway With Attractive Open Aspects Beyond, This Three Bedroom Traditional Semi Detached Home Offers Excellent Potential For A Growing Family And Is Offered With No Chain Involved. Enjoying Generous Rear Gardens Which Are Not Overlooked, The Property Provides A Wonderful Opportunity To Create A Long-Term Family Home In A Highly Regarded Location.

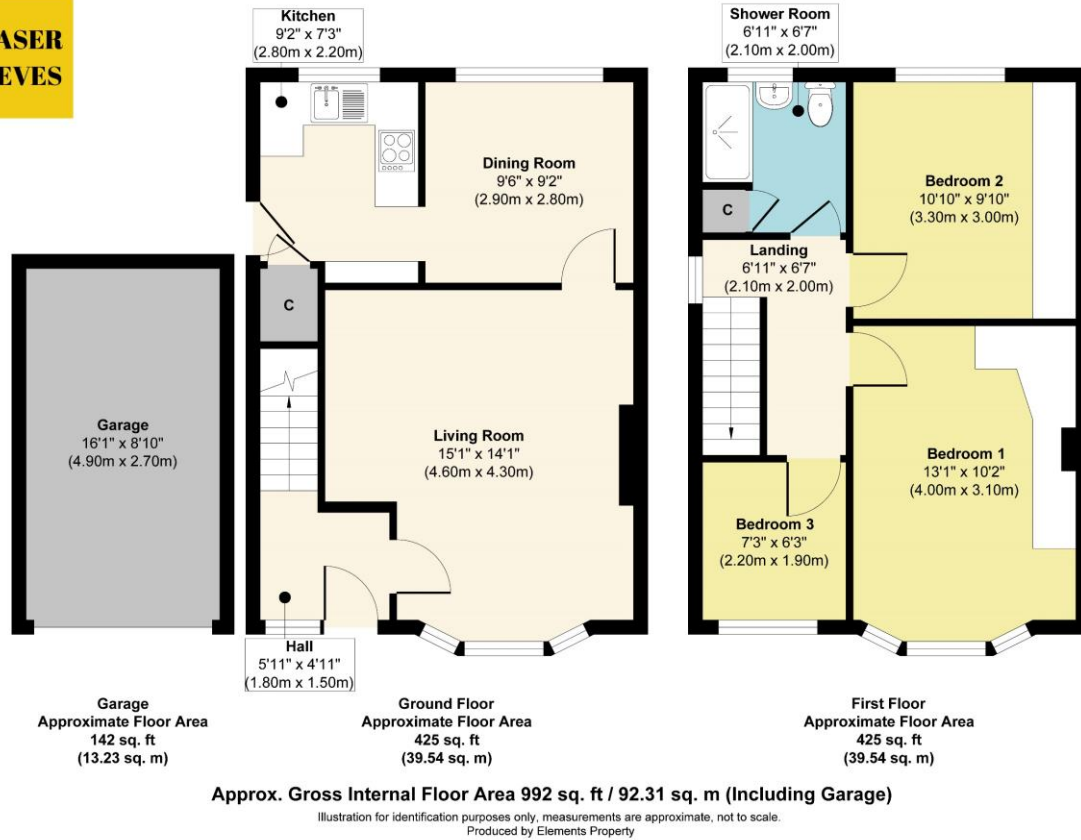
The Accommodation Comprises A Welcoming Entrance Hallway, Lounge, Separate Dining Room And Kitchen To The Ground Floor, Whilst To The First Floor There Are Three Well-Proportioned Bedrooms And A Family Bathroom. Externally, There Is A Walled Foregarden With A Driveway To The Side Elevation Leading Through To A Detached Garage.

Ideally Located Close To Newton-Le-Willows Train Station, Mesnes Park And Within Easy Reach Of The Vibrant High Street, This Is A Superb Opportunity To Acquire A Well Positioned Home With Fantastic Potential And Excellent Local Amenities Right On The Doorstep.

To arrange a viewing, call us on 01925 222555, email [sales@fraser-reeves.co.uk](mailto:sales@fraser-reeves.co.uk) or pop in to visit us 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 - 15mbps download, 1mbps 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: High (surface water), Low (rivers and sea)

Conservation Area: No

**Local Authority:** St Helens Borough Council

**Council Tax:** Tax Band C

**Tenure:** Leasehold (999 years from 1961, ground rent £7.50 p/a).



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.

103 High Street. Newton-le-Willows WA12 9SL

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