

CUNLIFFE AVENUE
NEWTON-LE-WILLOWS
WA12 0JX



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****CUL-DE-SAC LOCATION** **DRIVEWAY PARKING**
****IDEAL FIRST HOME******

A traditional semi-detached, bay-fronted home situated in a tucked-away cul-de-sac location, offering an excellent opportunity for first time buyers, in particular.

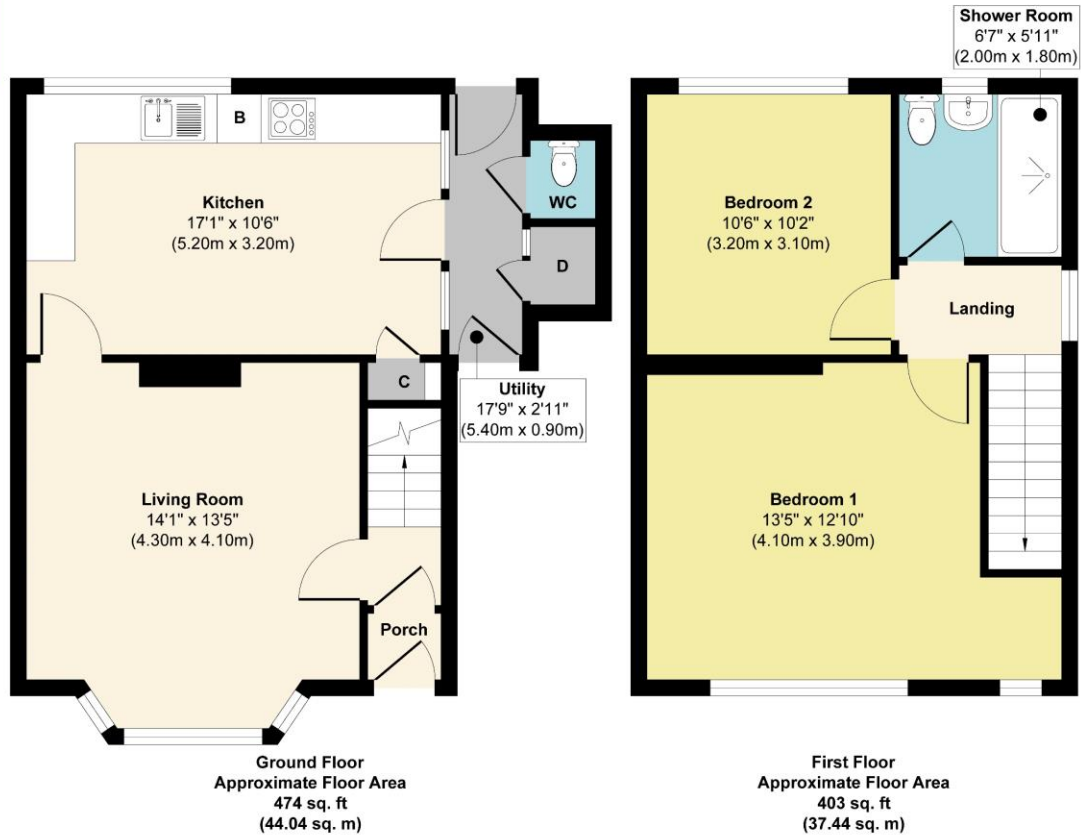
With all you'd expect from a comfortable property such as this, buyers will appreciate the driveway parking, generous and well-maintained rear garden and spacious room sizes, in addition to the internal side-passage that allows access from the front to the rear of the house, with extra rooms in the form of a storage pantry and separate w.c.

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





**FRASER
REEVES**



Approx. Gross Internal Floor Area 877 sq. ft / 81.48 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

Broadband: Standard - 14mbps download, 1mbps upload, Superfast 46mbps download, upload 8mbps, Ultrafast 10,000mbps download, 10,000 mbps upload.

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

Flood Risk: Very low

Conservation Area: No

Local Authority: St Helens Borough Council

Council Tax: Tax Band A

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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

Tel: 01925 222555

www.fraser-reeves.co.uk

Fraser Reeves Estate Agents

@FraserReevesEA

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