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HARRISON WAY
NEWTON-LE-WILLOWS
WA12 9JG



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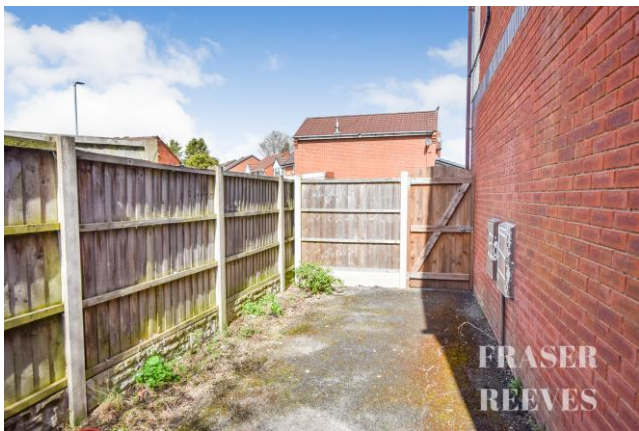
An Attractive And Highly Desirable Semi-Detached Home, Ideally Positioned In This Sought-After Location Almost Opposite The Playing Fields, Occupying A Plot Wider Than Most With A Driveway To The Front. Offered With No Chain Involved And Benefitting From Some General Updating, The Property Presents An Excellent Opportunity For Buyers To Add Their Own Stamp.

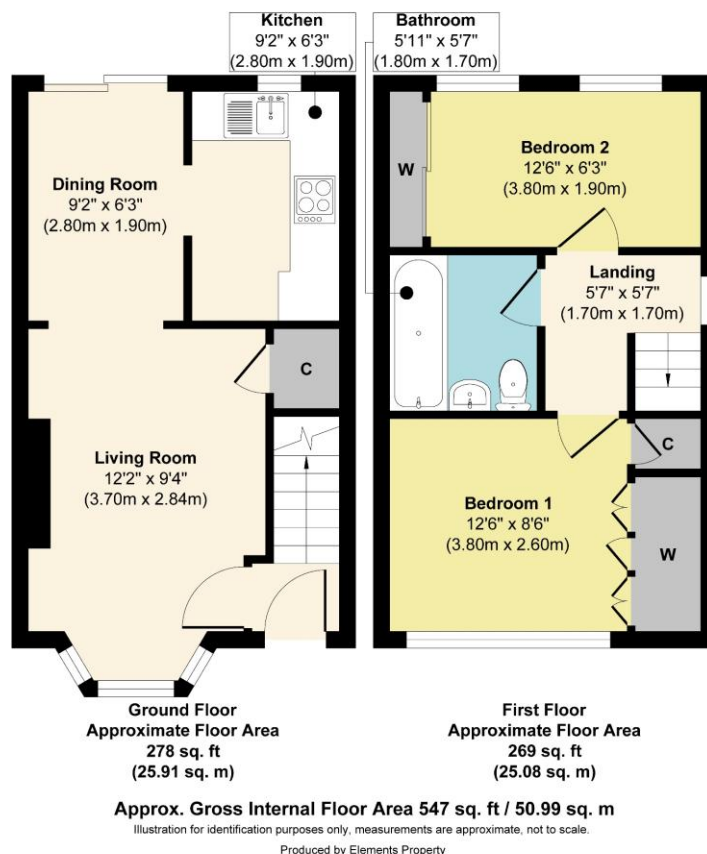
The property is approached via a driveway to the front providing off-road parking, with gated access leading to the rear garden.

The property incorporates well-balanced accommodation comprising a welcoming hallway, bay-fronted lounge and a dining room with open archway through to the kitchen, creating a natural flow to the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom.

The grounds include a pleasant rear garden with patio area and lawn, complemented by established planting and a useful side access. The layout offers good outside space with scope to enhance further if desired.







General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick / **Heating type:** Gas Central Heating

Flood Risk: None / **Planning Permissions:** None

Conservation Area: None / **Local Authority:** St Helens BC

Council Tax: Tax band B / **Tenure:** Freehold

Network

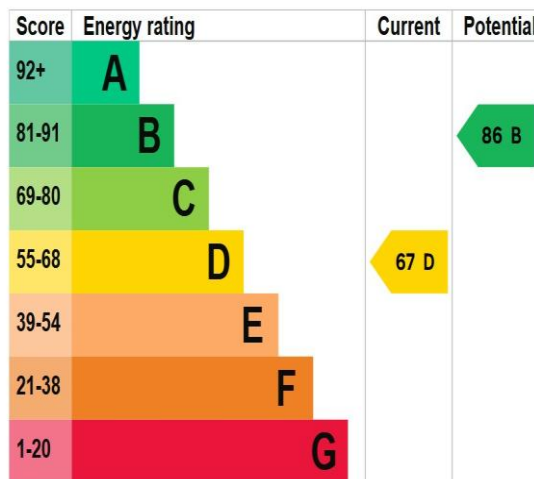
Average Broadband Speed

Package	Download Speed	Upload Speed
Maximum	10000 Mbps	10000 Mbps
Basic	18 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	10000 Mbps	10000 Mbps

Mobile Coverage

Provider	Voice	Data
3	●●●●	●●●●
O ₂	●●●●	●●●●
0	●●●●	●●●●

Data provided by Ofcom



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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