



£260,000

Apt 7 Mill Lane, Newton-Le-Willows, WA12 9SF

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Located in the heart of Newton-Le-Willows, this stunning top-floor apartment on Mill Lane offers a perfect blend of modern living and convenience. Immaculately presented throughout, this property boasts two well-proportioned bedrooms, with the second bedroom providing the flexibility to serve as an office space, ideal for those who work from home.

The apartment features a spacious lounge that invites natural light through Velux windows, creating a warm and welcoming atmosphere. The large kitchen and dining area is fully equipped with modern fittings, including a washing machine and fridge freezer, making it a delightful space for both cooking and entertaining. The main bedroom benefits from beautifully designed Sharp wardrobes an en-suite bathroom, while a generously sized shower room serves the rest of the apartment.

Residents will appreciate the use of the garden area, perfect for enjoying the outdoors. Additionally, the property comes with a dedicated parking space, along with visitor spaces for guests.

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## Front External

## Hallway

## Lounge

## Kitchen/Dining Room

## Bedroom

## En Suite

## Bedroom/Office

## Shower Room

## Entrance Door

## Floor Plan

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## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

