



TROUTBECK AVENUE
 NEWTON-LE-WILLOWS
 WA12 9HF



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****LARGE CORNER PLOT** **NO ONWARD CHAIN****
****IDEAL PROJECT PROPERTY****

Occupying an enviable large corner plot within a pleasant and quiet cul-de-sac, this three-bedroom semi-detached home offers an exciting opportunity for buyers looking for a property they can upgrade, improve and truly make their own.

The property provides generous outside space, with a large detached garage and driveway parking for several vehicles.

The substantial corner position also offers excellent potential for extending, subject to the necessary planning permissions and consents, making this a particularly appealing proposition for those looking to maximise the property's footprint and long-term value.

Internally, the accommodation provides a good foundation for modernisation and offers plenty of scope for improvement. Whether you're a first-time buyer looking for a project or an investor seeking a property with the potential to add significant value, this home provides a fantastic blank canvas.

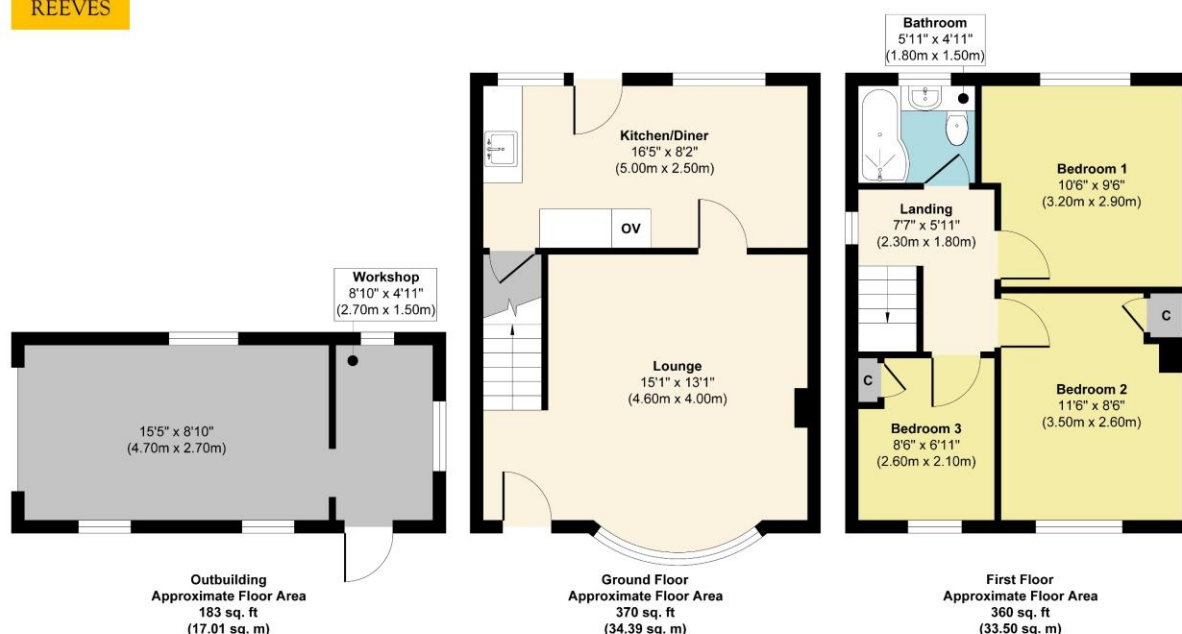
This is a fantastic opportunity to transform this property into a much larger and more contemporary family home, making full use of the generous plot and additional outdoor space.

A property with genuine potential and plenty of room to grow – early viewing is highly recommended for anyone looking for a home where they can put their own stamp on it and maximise the space and value on offer.

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.







Approx. Gross Internal Floor Area 913 sq. ft / 84.90 sq. m (Including Outbuilding)

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 - 9mbps download, 0.9mbps upload, Superfast 75mbps download, upload 20mbps, Ultrafast 10,000mbps download, 10,000 mbps upload.

Mobile Signal/Coverage: Vodafone 77%, EE 79%, O2 78%, 3 79%

Flood Risk: Very low

Conservation Area: No

Local Authority: St Helens Borough Council

Council Tax: Tax Band B

Tenure: Leasehold (999 years from 1971, £15 ground rent per annum)



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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