



HEALD STREET
NEWTON-LE-WILLOWS
WA12 9NT



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****NEWLY RENOVATED** **NO ONWARD CHAIN****
****IDEAL FIRST HOME****

Fraser Reeves are pleased to bring to the market this superbly appointed terraced property on Heald Street, Earlestown.

Step inside and you'll find a spacious living room, open-plan kitchen / diner, utility room and w.c to the ground floor, in addition to the two bedrooms and shower room to the first floor.

Externally, the property has a small fore-garden and a gravelled (low maintenance) rear courtyard, with double gates for vehicular access, if needed.

We think this home would be a great first-time buy, having been newly renovated throughout.

Key highlights offering buyers more than the regular terraced home are the addition of a handy utility room with plumbing already in place, and having a downstairs w.c in addition to the main shower room upstairs.

For further information or to arrange your viewing, call us on 01925 222555 or email sales@fraser-reeves.co.uk







Approx. Gross Internal Floor Area 686 sq. ft / 63.76 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, render and tile

Heating type: Gas Central Heating

Broadband: Standard - 8mbps download, 0.8mbps upload, Superfast 51mbps download, upload 9mbps, Ultrafast 10,000mbps download, 10,000 mbps upload.

Mobile Signal/Coverage: Vodafone 69%, EE 71%, O2 72%, 3 81%

Flood Risk: Very low

Conservation Area: No

Local Authority: St Helens Borough Council

Council Tax: Tax Band A

Tenure: Leasehold (999 years from 1897, ground rent tbc by vendor)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	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.

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