



VISTA AVENUE
NEWTON-LE-WILLOWS
WA12 9EJ



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Nestled On A Quiet Cul-De-Sac, This Traditional Town House On Vista Avenue Comes To Market With No Chain Involved, Offering A Smooth And Straightforward Move For The Buyer. The Property Enjoys A Lovely Position With Great Kerb Appeal, Making It Ideal For First-Time Buyers, Downsizers, Or Investors Seeking Something Ready To Enjoy From Day One.

Inside, the home has been freshly updated with new décor and carpets throughout, creating a light, clean and modern feel. The layout features a welcoming hall, a bay-fronted lounge filled with natural light, a rear hall, ground-floor w.c, and a brand new fitted kitchen all designed for comfortable, easy living.

Upstairs, there are two generous bedrooms along with a well-appointed bathroom. The low-maintenance gardens add to the home's appeal, making it a practical choice for busy lifestyles. With gas central heating and upvc double glazing, this well-presented property is a fantastic opportunity in a sought-after residential spot.





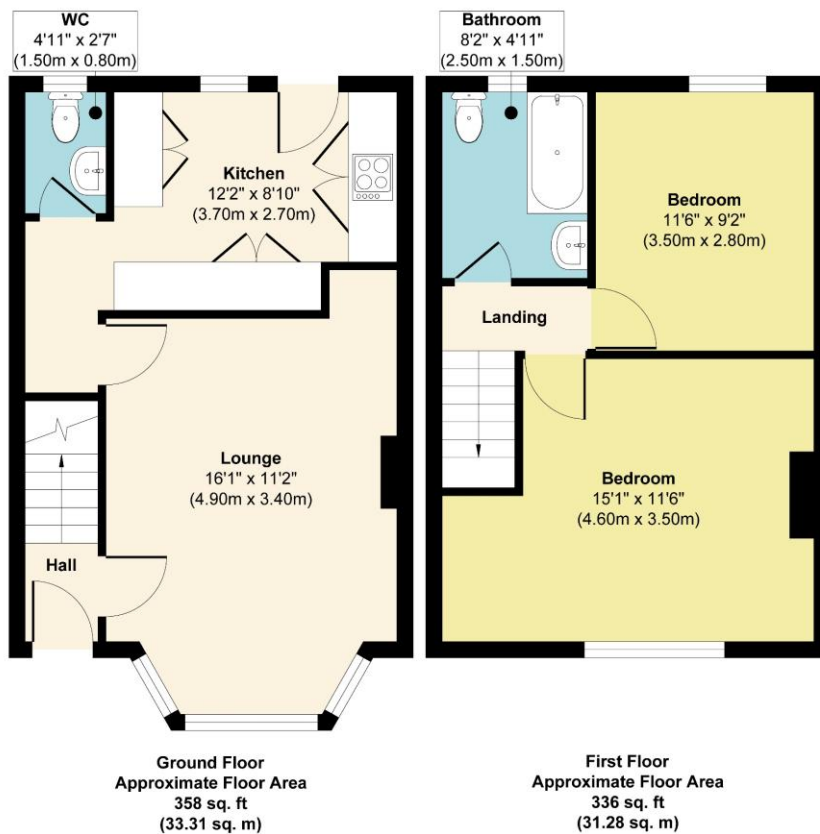


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

General Services:

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

Construction Type: Brick

Heating type: Gas Central Heating

Broadband: standard 10 mbps download, 0.9mbps upload, superfast 47 mbps download, 8 mbps upload, ultrafast 1000 mbps download, 100 mbps upload

Mobile Signal/Coverage:

Flood Risk: None

Conservation Area: None

Local Authority:

St Helens Borough Council

Council Tax:

Tax Band A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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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