



DEAN MEADOW
NEWTON LE WILLOWS
WA12 9PX

£190,000



DEAN MEADOW, NEWTON LE WILLOWS, WA12 9PX

This 2 bedroom semi-detached home is positioned on the popular Birds Estate and is a contemporary build that offers spacious accommodation across 2 floors. With the addition of a private rear garden and a pretty summer house that is not overlooked, could this be your perfect home?

Set within walking distance of Newton's popular High Street and public transport links. Perfect for first time buyers looking for a contemporary home that's ready to live in.

You will find an open plan living room / dining area and kitchen to the ground floor and two bedrooms and a family bathroom to the first floor.

Externally, there is a lawned garden with a summer house to the rear and a lawned garden and 2 car driveway to the front.

General Services:

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

Local Authority:

St Helens Council

Council Tax:

Band B

Tenure:

Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor:

Entrance Hallway:

With door to lounge and stairs to first floor.

Open Plan Lounge/Dining area:

With laminate flooring, painted walls, artex ceiling, electric feature fireplace and hearth, 2 x radiators, UPVC double glazed window to front aspect and UPVC double glazed French doors to rear aspect, ceiling / wall lights, and doors to entrance hallway and kitchen.

Kitchen

With hard flooring, painted/tiled walls, range of cream wall, base and drawer units, UPVC double glazed window to rear aspect, extractor fan, ceiling light and artex ceiling.

First Floor:

Principal Bedroom:

With painted walls, carpeted flooring, artex ceiling, pendant ceiling light, wall lights, radiator, airing cupboard, fitted wardrobe with sliding doors and UPVC double glazed window to the front aspect.

Bedroom 2:

With painted walls, carpeted flooring, pendant ceiling light, radiator and 2 x UPVC double glazed windows to the rear aspect.

Family Bathroom:

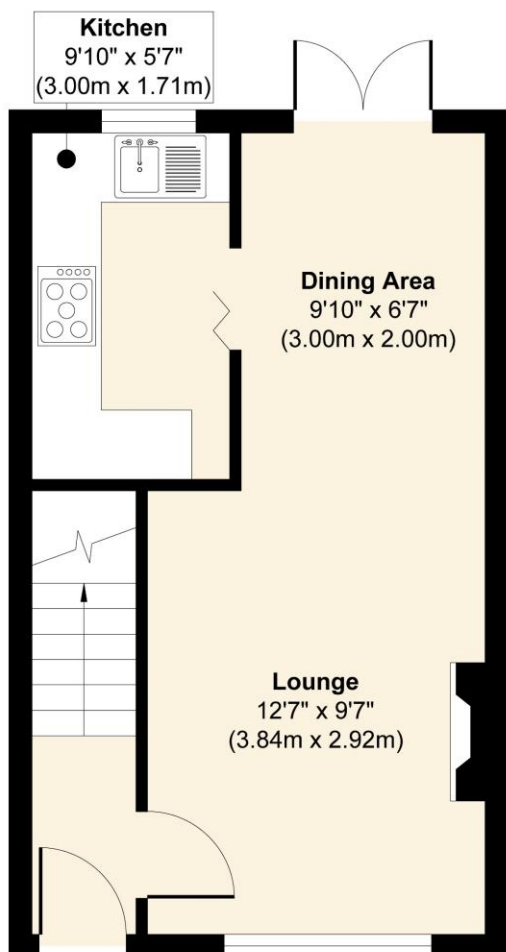
With vinyl flooring, tiled walls, bath with electric shower over, pedestal sink, w.c, and globe ceiling light, extractor fan and radiator.

Externally:

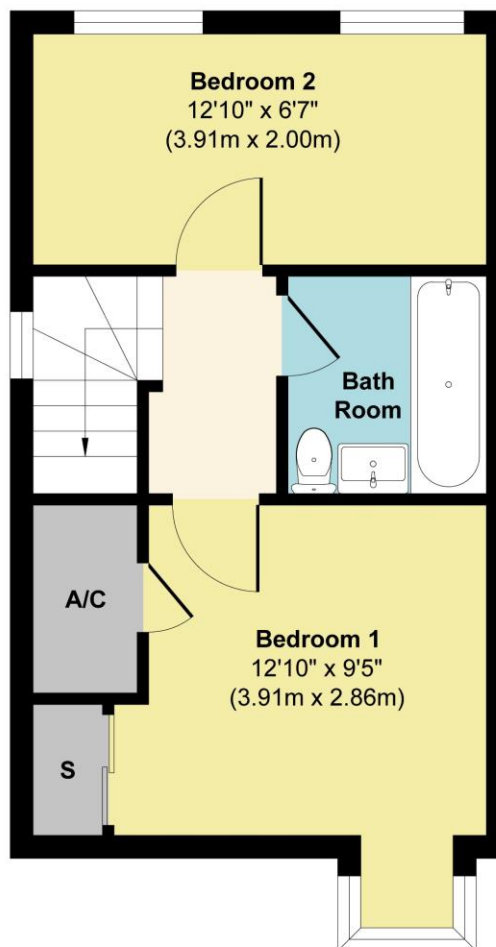
Lawned front garden with mature shrubs, 2 car driveway to the side of the property, pedestrian side access gate to lawned rear garden with summer house.



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Ground Floor
Approximate Floor Area
292 sq. ft
(27.20 sq. m)



First Floor
Approximate Floor Area
299 sq. ft
(27.84 sq. m)

Approx. Gross Internal Floor Area 591 sq. ft / 55.04 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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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