



MILL MEADOW
NEWTON-LE-WILLOWS
WA12 8BW

£95,000



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‘Coming Soon’ A Smartly Presented One Bedroom First Floor Apartment Set In This Desirable Location, Opposite Newton Train Station, Backing Onto Countryside And A Short Distance From The Buoyant High Street.

The property comprises entrance hallway, spacious lounge, fitted kitchen, a good sized bedroom and full bathroom suite.

The grounds include communal gardens overlooking the stream and many trees to the rear, with an allocated parking space at the front of the property.

NB: This property is currently tenanted.

General Services:

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

Local Authority:

St Helens Borough Council

Council Tax:

Tax Band A

Tenure:

Leasehold



Entrance Hall

Enhanced by wood effect flooring, storage heater.

Lounge

A bright room with windows to two elevations, enhanced by a feature fire surround.

Kitchen

Fitted with a basic range of wall base and drawer units, electric oven hob and extractor fan.

Principal Bedroom

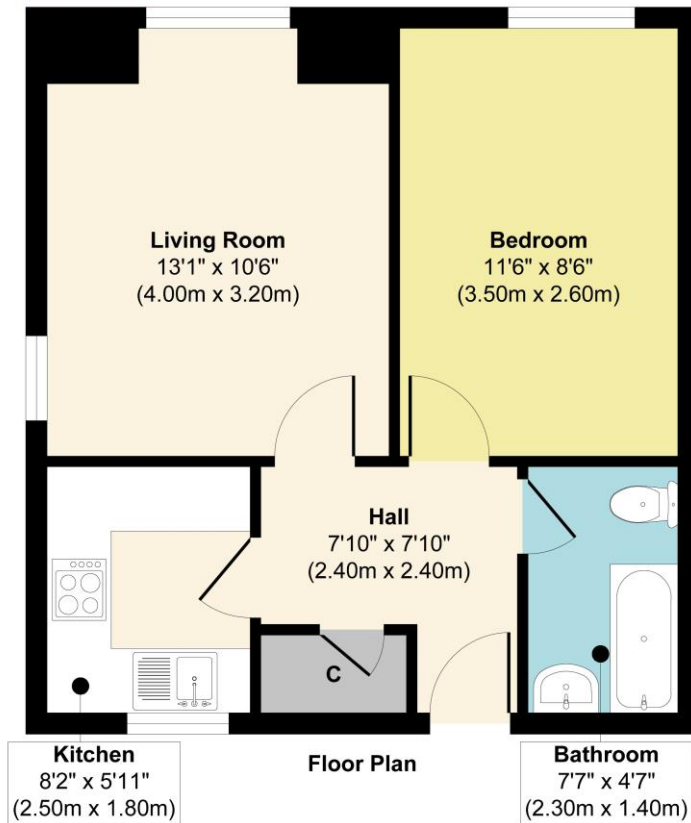
A good sized room, with window to side elevation.

Bathroom

Fitted suite with panelled bath, occasional shower attached, WC, pedestal wash hand basin.



**FRASER
REEVES**



Approx. Gross Internal Floor Area 406 sq. ft / 37.76 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	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.

103 High Street. Newton-le-Willows WA12 9SL
 Tel: 01925 222555
www.fraser-reeves.co.uk

Fraser Reeves Estate Agents
 @FraserReevesEA
 fraserreevesestateagents

