



WARGRAVE ROAD
NEWTON LE WILLOWS
WA12 8EJ

£110,000



WARGRAVE ROAD, NEWTON LE WILLOWS, WA12 8EJ

****EXCELLENT INVESTMENT OPPORTUNITY FOR BUY-TO-LET LANDLORDS****
****TENANTS IN SITU****

This traditional, 2 bed, Victorian mid-terrace offers two spacious bedrooms, two reception rooms, a front fore-garden, rear courtyard and contemporary kitchen and bathroom.

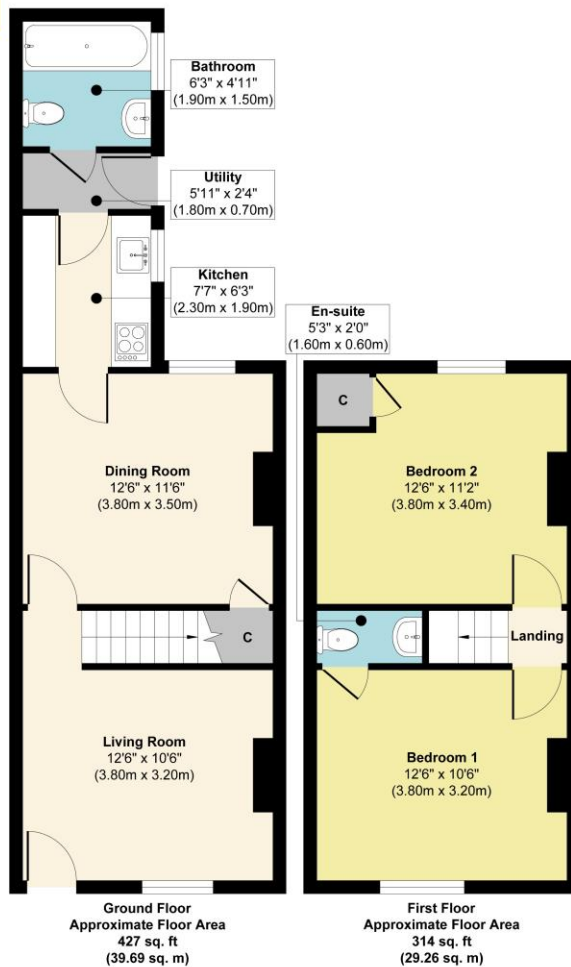
The property is approached off Wargrave Road via a traditional pedestrian gate into the tidy, paved fore-garden.

The property incorporates two reception rooms, a modern kitchen and downstairs bathroom and two double bedrooms to the first floor, one with en-suite.

The property includes a sunny rear courtyard garden and low-maintenance, paved fore-garden.







Approx. Gross Internal Floor Area 741 sq. ft / 68.95 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.

Local Authority:

St Helens Council

Council Tax:

Band A

Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 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

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