

SCARBOROUGH DRIVE
NEWTON LE WILLOWS

£205,000



SCARBOROUGH DRIVE, NEWTON LE WILLOWS, WA12 9GY

This Freehold 3 storey townhouse on the popular Willows development would be ideal for First Time Buyers or those with Growing Families needing a little extra room. With Neutral Decor throughout, K-rendered to the front and a pretty rear Garden, Presentation is excellent both inside the property and out.

General Services:

All main's services are believed to be connected to the property.

Local Authority:

St Helens Borough Council

Council Tax:

Band B

Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor:

Entrance Hallway:

UPVC double glazed entrance door, vinyl flooring, painted walls, pendant ceiling light, radiator, fuse box and door to rest of property.

Lounge:

With carpeted flooring, painted walls, pendant ceiling light, radiator, electric fireplace, UPVC double glazed window to front aspect and under-stairs cupboard.

Downstairs W.C:

With vinyl flooring, part-metro-tiled / part painted walls and ceiling, pendant ceiling light, radiator, white w.c, hand basin and extractor fan.

Kitchen:

Vinyl flooring, part painted / part metro-tiled walls, electric fan oven, gas hob with extractor fan over, stainless steel 1.5 sink, breakfast bar, a range of cream shaker-style wall, base and drawer units, 2 x under-counter spaces for utilities and space for 1 tall fridge-freezer, pendant ceiling light, radiator, UPVC double glazed window to rear aspect and UPVC double glazed French doors to rear garden.

First Floor:

Bedroom 2:

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

Principal 3:

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

Family Bathroom:

With pendant ceiling light, part-tiled, part-painted walls, white bath, white W.C and white hand basin, vinyl flooring, radiator and extractor fan.

Second Floor:

Principal Bedroom:

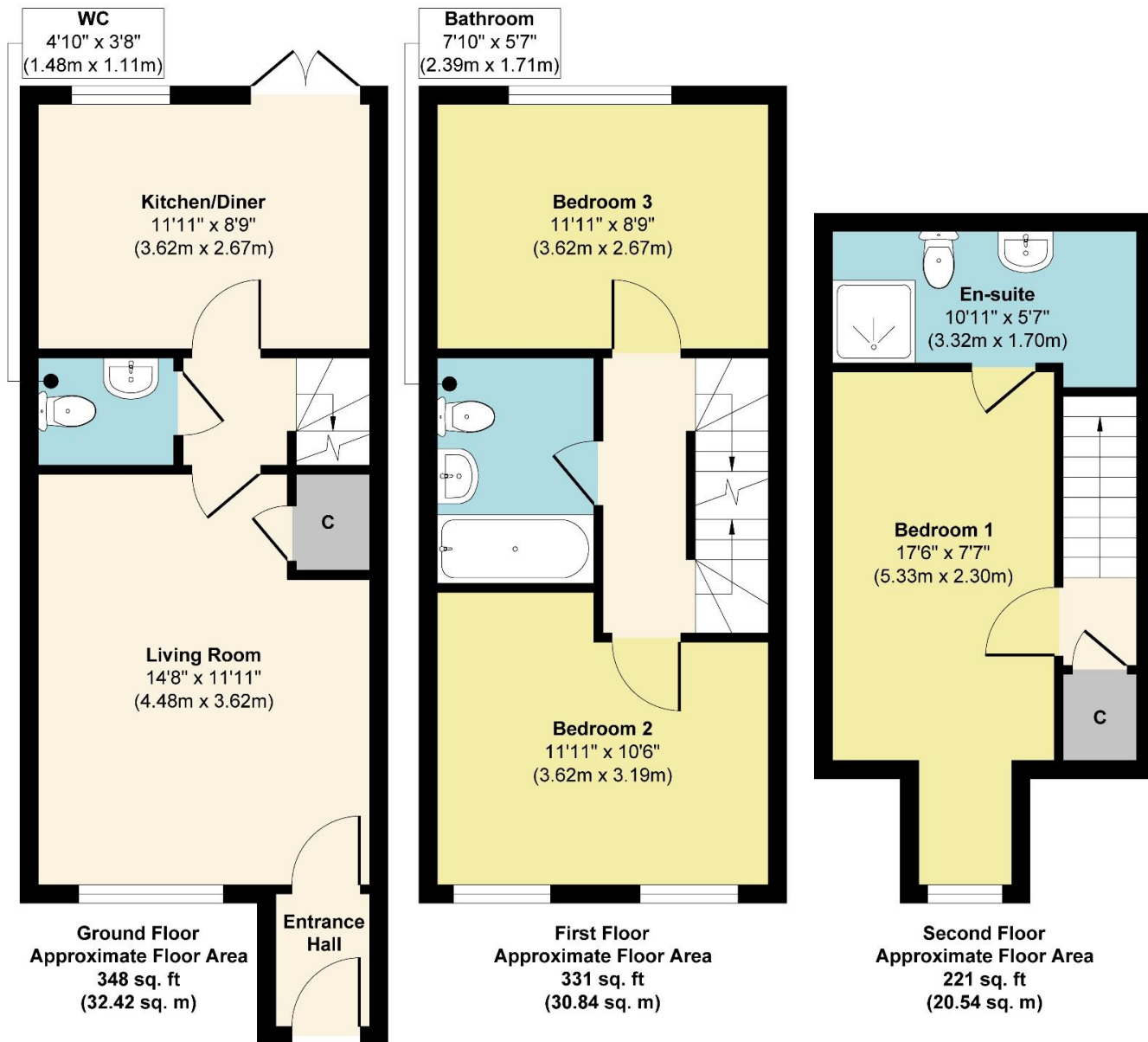
With carpeted flooring, painted walls, pendant light, radiator, UPVC double glazed dormer window to front aspect and door to en-suite.

En-Suite:

With pendant ceiling light, part-tiled, part-painted walls, vinyl flooring, corner shower cubicle with Mira waterfall shower, white hand basin, white w.c, radiator, extractor fan and UPVC double glazed Velux window to the rear aspect.

Externally:

With double driveway and small lawned fore-garden to the front and a good-size, lawned rear garden with patio area and shed.



Approx. Gross Internal Floor Area 900 sq. ft / 83.80 sq. m

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

Produced by Elements Property

NB: The owner of this property is a connected person at Fraser Reeves Estate Agents Limited.

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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