



MARSHWAY DRIVE
NEWTON-LE-WILLOWS
MERSEYSIDE
WA12 9WT

£250,000



MARSHWAY DRIVE, NEWTON-LE-WILLOWS, WA12 9WT

Set On A Corner Plot In An Envidable Small Cul-De-Sac Position, This Attractive Detached Home Is Enhanced By A Conservatory And Detached Garage To Rear.

The property is approached via a double width driveway with side access gate and small lawn area.

Offered with no chain involved the property would benefit from some general updating.

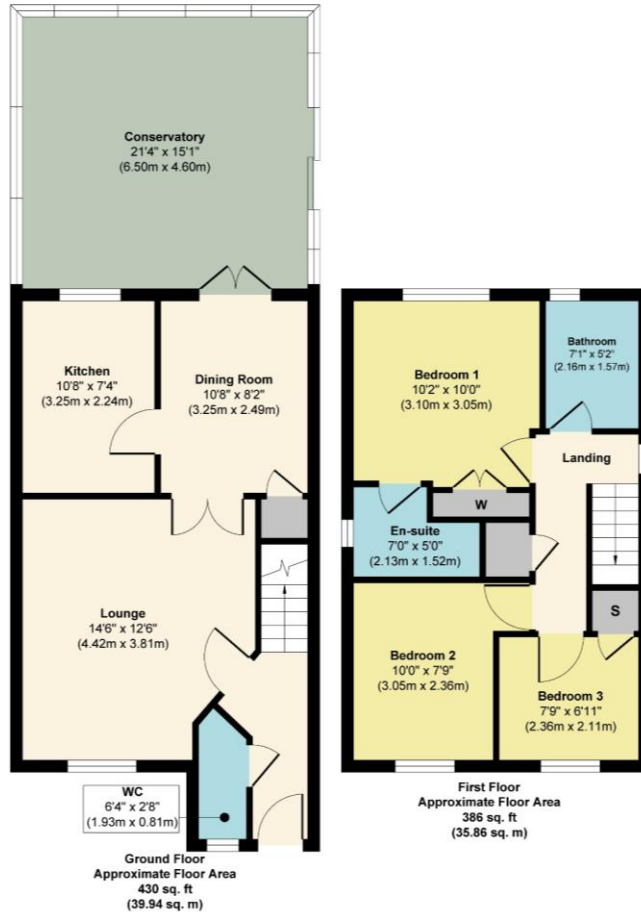
The property incorporates an entrance hallway, living room, dining room, kitchen and conservatory to the ground floor, and three bedrooms (principal with en suite) and family bathroom to the first floor.

The grounds include a detached single garage to the rear of the property.





**FRASER
REEVES**



Approx. Gross Internal Floor Area 816 sq. ft / 75.80 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 C

Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 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

rightmove

**FRASER
REEVES**