



DELTIC CLOSE, NEWTON LE WILLOWS

£275,000



Deltic Close, Newton Le Willows, WA12 8TG

****ST MODWEN HOME**DETACHED**RURAL VIEWS****

This Beautiful 3 Bedroom Family Home Is Located In A Quiet And Private Corner Position Of One Of Newton Le Willow's Most Popular Developments, Vulcan Park. Offering Field Views To the Side Aspect and Three Bedrooms (One With En-Suite And Juliet Balcony), Early Viewing Is Strongly Recommended.

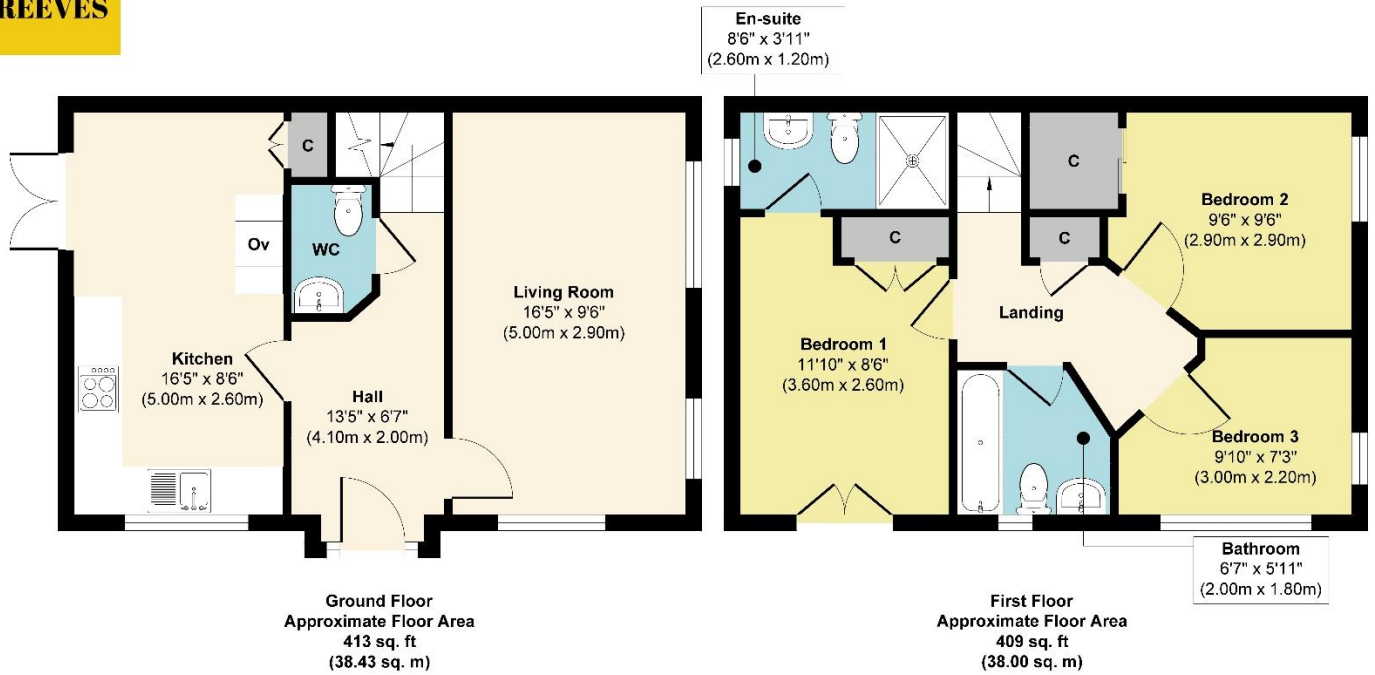
The property is positioned to the rear of the development, providing quiet surroundings and a private spot adjacent to the neighbouring fields.

The property incorporates entrance hallway, living room, kitchen diner with utility cupboard and w.c to the ground floor, with three bedrooms (en-suite to bedroom one) and a family bathroom to the first floor.

The grounds include a generous rear garden and long driveway with space for two vehicles.







Approx. Gross Internal Floor Area 822 sq. ft / 76.43 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 D

Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 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.

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