



WARGRAVE ROAD  
NEWTON-LE-WILLOWS  
WA12 8EJ

£150,000





## WARGRAVE ROAD, NEWTON-LE-WILLOWS, WA12 8EJ

NEW TO THE MARKET, This 2 Bedroom Mid-Terraced Property Is An Ideal First Time Buy. With Two Double Bedrooms, A Newly Installed Kitchen And Bathroom, The Current Owners Have Renovated The Property To An Impressively High Standard With Real Attention To Detail Throughout. Fully Vacant And Available To View Now: Please Call Sarah On 01925 222555 To Arrange Your Viewing.

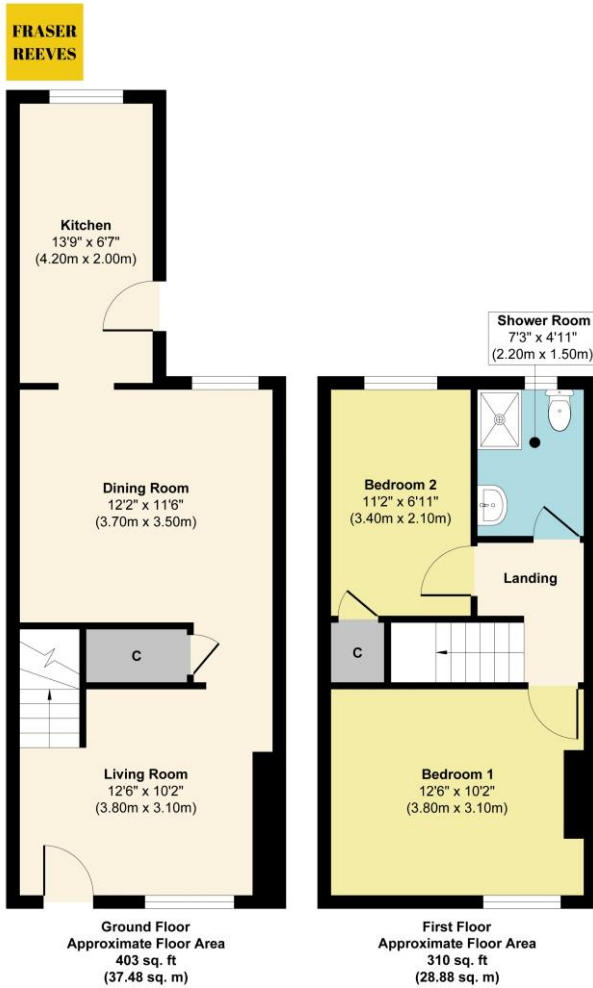
The property is approached off Wargrave Road via a pretty pedestrian gate into the tidy, paved fore-garden.

This immaculately presented home incorporates a living room, dining room, a kitchen with access to the rear courtyard garden, all to the ground floor, with two bedrooms and a contemporary bathroom to the first floor.

The rear courtyard garden benefit's from a sunny position and is fully paved for easy maintenance, with high brick walls for privacy and a rear access gate.







**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:**

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 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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