



Peartree Crescent  
Newton Le Willows

£245,000



Peartree Crescent, Newton Le Willows, WA12 8EH

## A Superb Opportunity To Purchase A Great THREE STOREY Family Home Located On A Popular Modern Development IDEAL FOR FAMILIES. PARKING For TWO/THREE Vehicles.

The property is approached via a driveway with space for parking 2-3 vehicles.

The property comprises entrance hall, living room, kitchen-diner, and w.c to the ground floor, 2 bedrooms and a family bathroom to the first floor and the principal bedroom and en-suite to the second floor.

The grounds include driveway parking, a gravelled fore-garden and a spacious rear garden laid to lawn.

### General Services:

All mains services are believed to be connected to the property.

### Local Authority:

St Helens Council

### Council Tax:

Band C

### Tenure:

Freehold



**GROUND FLOOR:**

Entrance Hall

Lounge

Kitchen-Diner

W.C

**FIRST FLOOR**

Landing

Principal Bedroom

Bedroom 2

Family Bathroom

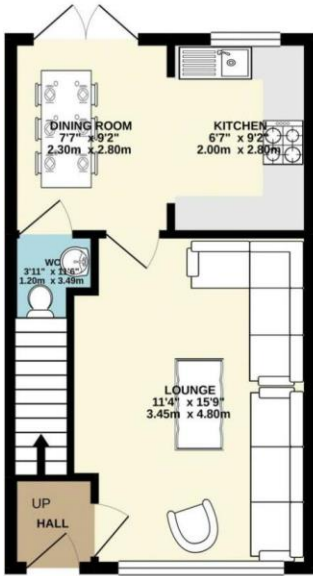
**SECOND FLOOR**

Principal Bedroom

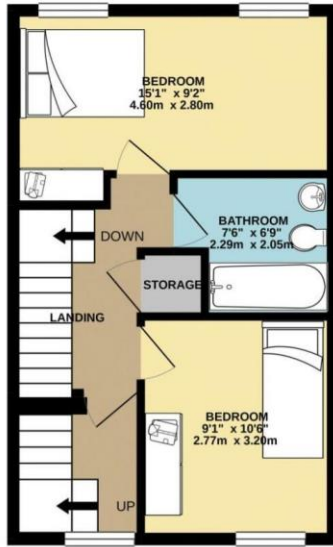
En Suite



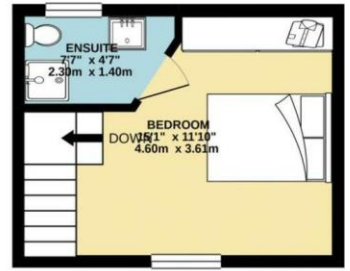
GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



2ND FLOOR  
179 sq.ft. (16.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 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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