



FOR SALE

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REEVES

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YEW TREE AVENUE, NEWTON-LE-WILLOWS, WA12 9YJ



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REEVES

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Step Into The Ultimate In Modern Comfort With Our Newly Refurbished, High-Standard, Three-Bedroom Detached True Bungalow, Perfectly Situated On A Corner Plot.

The property is situated on a generous corner plot on a quiet cul-de-sac, easily accessed off Crow Lane West.

The property forms a superbly appointed home which has been beautifully decorated and finished throughout, incorporating an entrance hall, large living room, newly fitted kitchen, conservatory, wet-room and three bedrooms.

The grounds include a paved and gravel fore garden, a generous rear garden with vehicular access via a newly installed double gate and a detached brick-built garage with electric up and over door, handy for storage or for additional parking.





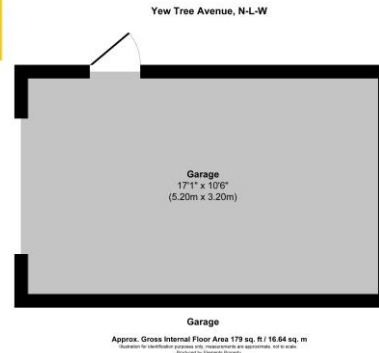
**FRASER
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Ground Floor

Approx. Gross Internal Floor Area 709 sq. ft / 65.92 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

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Approx. Gross Internal Floor Area 179 sq. ft / 16.64 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

General Services:

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

Local Authority:

St Helens Borough Council

Council Tax:

Band C

Tenure:

Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

stitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, rvey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. any representation or warranty in respect of the property.

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