



FRASER
REEVES



LINNET CLOSE
NEWTON-LE-WILLOWS
WA12 9XJ



FRASER
REEVES

35 LINNET CLOSE, NEWTON LE WILLOWS, WA12 9XJ

****No onward chain****

****Ideal First Home****

****Cul-de-Sac Location****

Offered for sale with no onward chain, this modern freehold home presents an excellent opportunity for first-time buyers or downsizers.

Situated within a quiet cul-de-sac in a highly sought-after Birds Estate in central Newton-le-Willows, the property benefits from convenient access to local amenities in Earlestown and Newton High Street, schooling (both Newton Primary School and Hope Academy are close by) and excellent transport links. (walking distance to Earlestown train station is 8 minutes).

The well-presented accommodation briefly comprises an entrance hall, spacious lounge, fitted kitchen, and a bright conservatory overlooking the garden. To the first floor are two bedrooms (one double and one single) and a family bathroom.

Externally, the property boasts driveway parking, a detached garage, and a private side garden, all positioned within this prominent corner of the street.

Combining modern living with a superb location, this attractive home is ready to move into and is sure to appeal to a wide range of purchasers.

Early viewing is highly recommended. Call Fraser Reeves on 01925 222555, email sales@fraser-reeves.co.uk or visit our office at 103 High Street, Newton Le Willows, WA12 9SL.





Approx. Gross Internal Floor Area 706 sq. ft / 65.74 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.

Construction Type: Brick and tile

Heating type: Gas central heating

Broadband (if known): Standard download 17 mbps, upload 1 mbps, Superfast download 76 mbps upload 17 mbps, Ultrafast download 10000 mbps, upload 10000 mbps.

Mobile Signal/Coverage: EE 79%, Three 79%, Vodafone 77%, O2 78%

Flood Risk: Surface water High, Rivers and Sea very low.

Local Authority:

St Helens Borough Council

Council Tax:

Tax Band B

Tenure:

Freehold



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

