

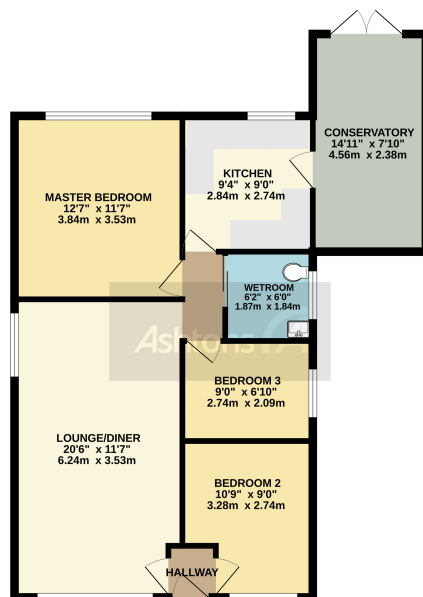


Yew Tree Avenue, Newton-le-Willows. WA12 9YJ.
£235,000

3 Bed Detached True Bungalow | Corner Plot, Rear Driveway and Detached Garage | Spacious Living Room/Dining Room | Conservatory and Wet Room | Council Tax Band - C | Freehold Property |



GROUND FLOOR
797 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of actual features, fixtures and fittings items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and fittings shown here are not intended and no guarantee is to be given as to their operation or reliability for sale.

Prominently positioned on a lovely corner plot this impressive detached true bungalow would be the perfect purchase for any retired clients seeking all the convenience of one floor living.

The bungalow itself is enviably located on Yew Tree Avenue, a quiet & hugely popular residential setting that rests close to various shops, amenities & even Newton-Le-Willows Train Station.

The property does require some updating but does offer excellent living space which briefly comprises entrance hallway, second bedroom, spacious living dining room, kitchen, conservatory, master bedroom to rear, reasonable size third bedroom and wet room.

Outside as a corner plot, gardens to rear and side, with rear driveway and detached garage. Further gardens to front.

Early viewings are highly recommended on this fantastic & unique bungalow.



*Contact your local office
to arrange a viewing:*

Padgate: 01925 479334
Great Sankey: 01925 454300
Winwick: 01925 232146
Stockton Heath: 01925 453400
St.Helens: 01744 754120
Wigan: 01942 498862
Culcheth: 01925 764744
Ashton-In-Makerfield: 01942 364446
Newton-Le-Willows: 01925 907770
Commercial Office: 01925 907709
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Financial Services: 01925 221234

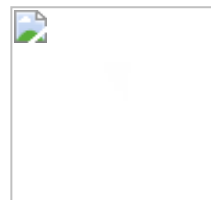
Viewing Arrangements

Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property Details

These particulars, whilst being 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 of 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 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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