



*Valley View, Newton-le-Willows. WA12 8QS.  
£280,000*

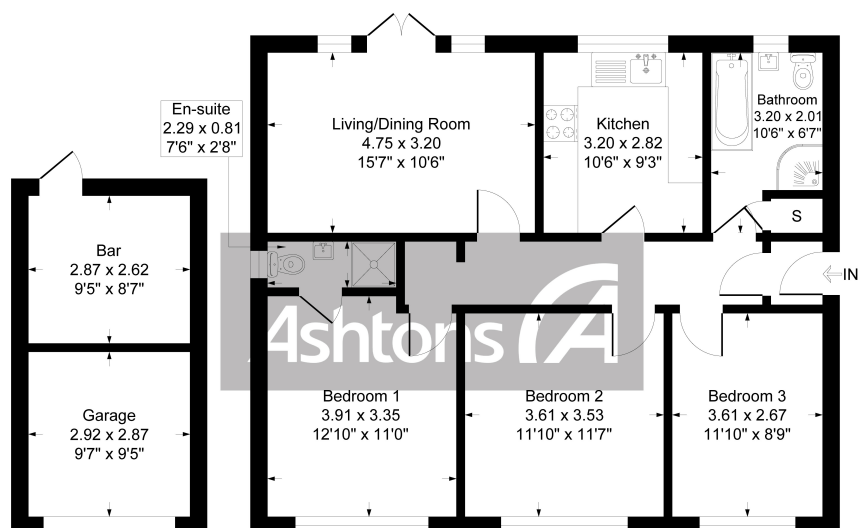
3 Bed Detached True Bungalow | Corner Plot & Driveway | Modernised & Beautifully Presented | 4  
Piece Bathroom | Detached Garage / Bar Area | Council Tax Band - D | EPC:E |





Outbuilding  
176 sq.ft. (16.3 sq.m.) approx

Ground Floor  
873 sq.ft. (81.1 sq.m.) approx



Total Floor Area : 1049 sq.ft. (97.4 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Enviably tucked away in a quiet little cul-de-sac position, this well-appointed & larger than average detached true bungalow provides a generous 1049 square feet (1049) of living space & would be ideally suited for any retired clients seeking the convenience of one floor living, or potentially a young family looking to create a spacious family home. Located off Bradleigh Road, the bungalow conveniently rests close to numerous amenities including Sankey Valley Trail, local schools, and bus routes.

Internally the bungalow provides a flexible layout that incorporates a hallway, spacious living dining room with patio doors that lead out onto the rear garden, a modern fitted kitchen, range style oven/hob with wall and base units, there is a modern bathroom room with separate shower, plus three double bedrooms.

Externally the plot here is another key feature of the bungalow; the rear is well established, private, easy to maintain & has a decent size lawn area for sitting out. There is also ample room here to extend, should clients wish without compromising on outdoor space. To the front is a spacious driveway which leads to the detached garage. Viewings are essential on this excellent true bungalow. Council Tax Band D. Freehold. No chain delays.



*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  
**Lettings Head Office:** 01925 873533  
**Financial Services:** 01925 221234

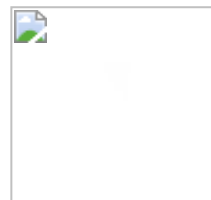
#### Viewing Arrangements

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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