

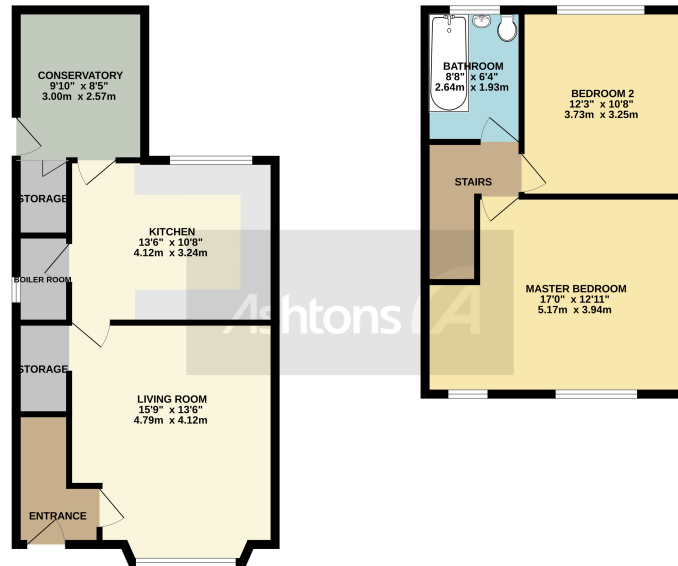


*Dixon Avenue, Newton-le-Willows. WA12 0NE.*  
*£105,000*

2 Bed Semi Detached | Good Size Plot | Front & Rear Gardens With Driveway | No Chain & Freehold |  
Council Tax Band - A |







TOTAL FLOOR AREA : 947 sq.ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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, fixtures and fittings shown have not been tested and no guarantee can be given regarding their condition or whether they will be given. Made with Metropix (2022)

Set back from the road and within walking distance to the Newton High Street & Nearby Train Stations, this two bedroom semi-detached requires renovating, but has the potential to a great starter home.

Accommodation briefly Comprises; entrance, living room, kitchen, boiler room, conservatory. To the first floor can be found two DOUBLE bedrooms, bathroom. Enclosed rear garden with variety of mature planting and well stocked borders, also property comes with three sheds, driveway parking to the front with further garden.



Contact your local office  
to arrange a viewing:

Padgate: 01925 479334  
Great Sankey: 01925 454300  
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Stockton Heath: 01925 453400  
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Newton-Le-Willows: 01925 907770  
Commercial Office: 01925 907709  
Lettings Head Office: 01925 873533  
Financial Services: 01925 221234

#### Viewing Arrangements

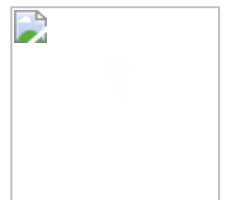
Viewing is strictly by appointment only through  
Ashtons Estate Agency.

#### 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.

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