



***Belvedere Road, Newton-Le-Willows, WA12
0LQ***

***Offers in Excess of
£139,950***

Stone Cross Estate Agents are bringing to the market this charming Two Bedroom Semi-Detached Property which is in need of full renovation. This is the perfect opportunity for an investor or first time buyer looking for a project. The property comprises of an entrance hall, lounge, kitchen leading to an outbuilding one with a W/C and the other for storage and dining room all of which complete to ground floor. The first floor comprises of a landing, two bedrooms and a bathroom. Outside there is an enclosed front garden with a paved driveway and an enclosed rear garden. NO CHAIN!! Contact Us Now To Arrange A Viewing!!

- ***Two Bedrooms***
- ***Semi-Detached***
- ***Driveway***
- ***Two Reception Rooms***
- ***Investment Property***
- ***NO CHAIN!!***

Entrance

Via Composite Door to the Front Elevation into a porch with tiled floor and ceiling light point.

Lounge

14' 5" x 13' 7" (4.4m x 4.14m) Hardwood Double Glazed Bay Window to the Front Elevation, wall mounted radiator, ceiling light point, under stair storage, tiled gas fire and arch to the drinking room.

Dining Room

10' 6" x 7' 9" (3.2m x 2.36m) Hardwood Double Glazed Window to the Rear Elevation, wall mounted radiator and ceiling light point.

Kitchen

10' 6" x 8' 8" (3.19m x 2.63m) Hardwood Double Glazed Window to the Rear Elevation, laminate flooring, stainless steel sink unit with mixer tap, plumbing for washing machine, wall, base and drawer units, one and a half bowl single drain and part tiled walls.

Undercover Access to Outbuildings

Through kitchen door to undercover pathway leading to secured outbuildings one with a W/C and the other used for storage.

First Floor**Landing**

Hardwood Double Glazed Window to the Side Elevation and loft access.

Bedroom One

12' 11" x 12' 6" (3.93m x 3.80m) Hardwood Double Glazed Window to the Front Elevation, wall mounted radiator, ceiling light point and built in wardrobes.

Bedroom Two

10' 8" x 10' 5" (3.24m x 3.17m) Hardwood Double Glazed Window to the Rear Elevation, wall mounted radiator and ceiling light point.

Bathroom

Hardwood Double Glazed Frosted Window to the Rear Elevation, three piece suite comprising of a W/C, wash hand basin and bath with overhead shower, part tiled, ceiling light point and wall mounted radiator.

Outside**Front Garden**

Paved driveway.



Rear Garden

Enclosed, laid to lawn and patio.

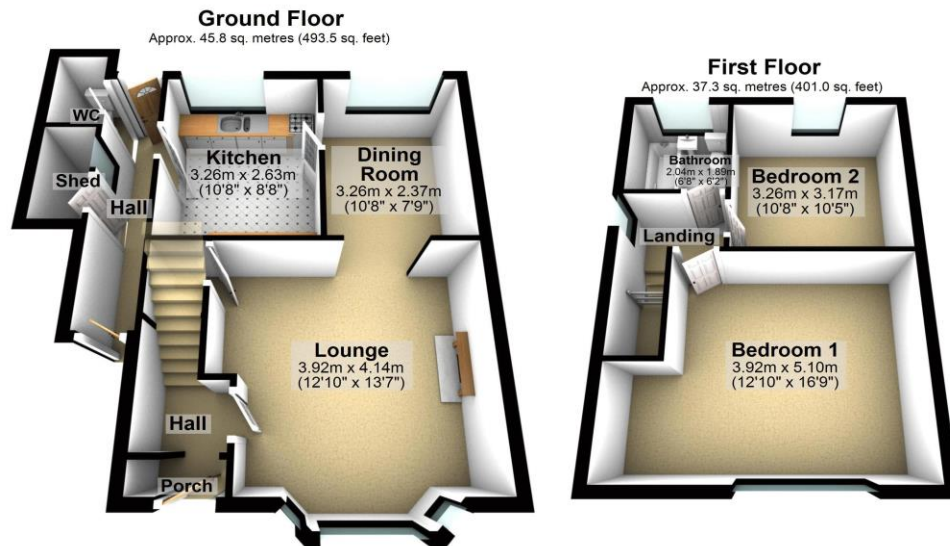
Tenure

Council Tax

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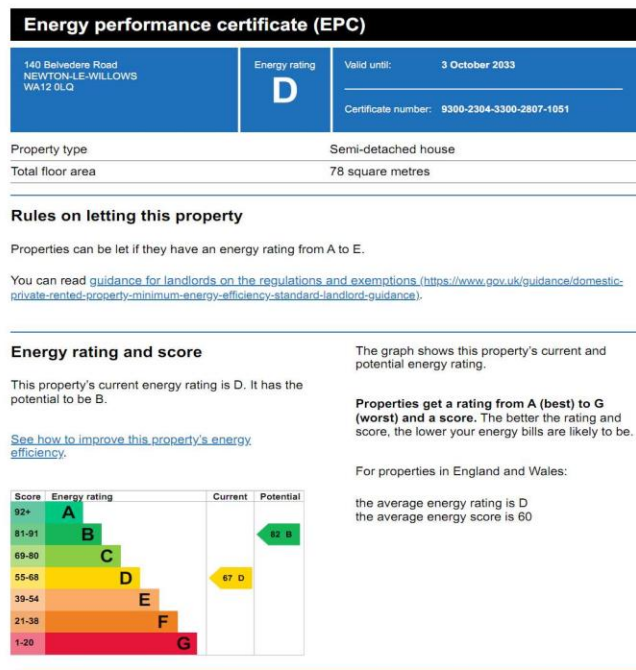
Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.





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<https://find-energy-certificate.service.gov.uk/energy-certificate/9300-2304-3300-2807-1051?print=true>

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Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.