



Stone Cross
ESTATE AGENTS

**Belvedere Road, Newton-Le-Willows, WA12
OLQ**

**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

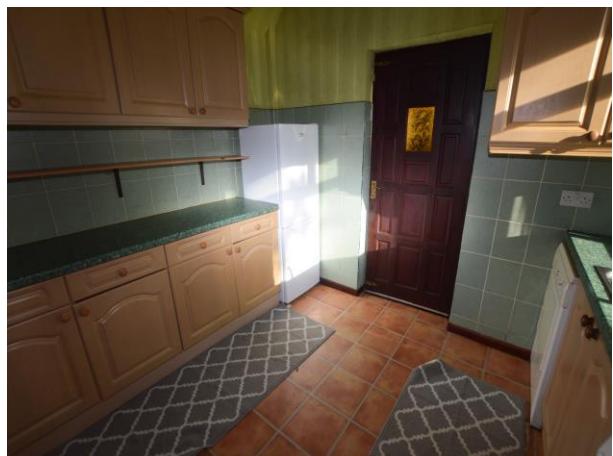
Enclosed, laid to lawn and patio.

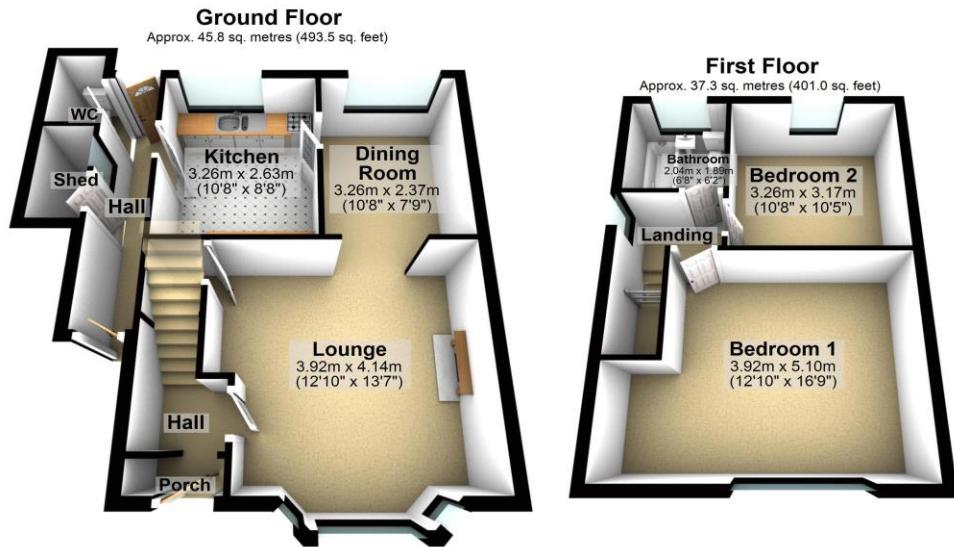
Tenure

Council Tax

A

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.





Total area: approx. 83.1 sq. metres (894.5 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)			
140 Belvedere Road NEWTON-LE-WILLOWS WA12 0LQ	Energy rating D	Valid until: 3 October 2033	Certificate number: 9300-2304-3300-2807-1051
Property type	Semi-detached house		
Total floor area	78 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

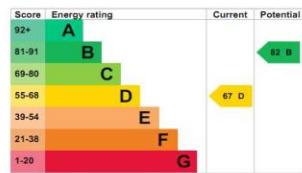
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



<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.