



Ivy Avenue, Newton-Le-Willows, WA12 8HE

**Offers in Excess of
£279,950**

Located in a sought after location near to Newton High Street, sits this MODERN THREE BEDROOM DETACHED PROPERTY. Ideally located for those who need to commute as it is conveniently located near to the motorway network and Newton Train Station. Also within close proximity of local amenities and primary and secondary schools. The property comprises of entrance hallway, lounge with french doors leading to the garden, kitchen/diner, utility room and cloakroom to the ground floor. To the first floor there is a family bathroom and three bedrooms with the master benefitting from an en-suite shower room and built in wardrobes. Externally there is a front garden laid to lawn and enclosed by hedges with a tarmac driveway providing off road parking. To the rear is an enclosed low maintenance garden perfect for entertaining friends and family. It is laid with artificial grass, has a paved patio area, composite decking seating area, Hot Tub and Stone BBQ and Pizza Oven. The property also benefits from CCTV and RING DOORBELL.

- **Detached**
- **Utility Room**
- **Kitchen/Diner**
- **Three Bedrooms**
- **En-Suite to Master Bedroom**
- **Driveway for Off Road Parking**

*****CONTACT US NOW TO ARRANGE A VIEWING*****

Entrance

Via composite double glazed door into the hallway.

Hallway

Wall mounted radiator, ceiling light point, tiled floor and stairs to first floor.

Lounge

17' 9" x 10' 7" (5.42m x 3.22m) UPVC double glazed window to front elevation, UPVC double glazed french doors to rear elevation, wall mounted radiator, two ceiling light points, wall mounted tv and tiled floor.

Kitchen/Diner

17' 7" x 9' 11" (5.36m x 3.02m) UPVC double glazed window to front elevation, UPVC double window to rear elevation, wall mounted radiator, two ceiling light points, lights under units and tiled floor. There are a range of wall, base and drawer units, integrated fridge freezer, integrated oven, induction hob, extractor, integrated microwave, 1.5 sink unit with swan neck boiling water tap.

Utility Room

5' 9" x 5' 3" (1.74m x 1.60m) Composite stable door to rear elevation, wall mounted radiator, ceiling light point, tiled floor, storage cupboard, base and wall units, integrated washing machine, integrated dryer and boiler.

Cloakroom

4' 9" x 3' 1" (1.45m x 0.94m) Wall mounted radiator, ceiling light point, tiled floor, tiled walls, WC and wash hand basin.

First floor**Landing**

UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point, storage cupboard, water tank and loft access.

Bedroom One

13' 1" x 12' 6" (4.00m x 3.81m)

*Measurements up to integrated wardrobes*** UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and integrated wardrobes.

En-Suite

5' 10" x 4' 5" (1.78m x 1.35m) UPVC double glazed frosted window to front elevation, wall mounted radiator, ceiling light point, part tiled walls, shower cubicle, WC and Wash Hand Basin.



Bedroom Two

12' 0" x 11' 0" (3.67m x 3.35m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and laminate flooring.

Bedroom Three

9' 2" x 5' 6" (2.80m x 1.67m)

Measurements up to integrated wardrobes UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point and integrated wardrobes.

Bathroom

6' 6" x 6' 6" (1.99m x 1.97m) UPVC double glazed frosted window to rear elevation, wall mounted radiator, ceiling light point, part tiled walls, bath, wash hand basin and WC.

Outside**Front Garden**

Area laid to lawn, enclosed by hedges, gate to rear garden and driveway for off road parking.

Rear Garden

Enclosed low maintenance garden, lawn laid with artificial grass, composite decking with inset lights, paved patio, hot tub and Stone BBQ and Pizza Oven.

Tenure

Freehold

Council Tax

C

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. 89.5 sq. metres (963.3 sq. feet)

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

Energy performance certificate (EPC)

3 Ivy Avenue NEWTON-LE-WILLOWS WA12 8HE	Energy rating C	Valid until: 30 October 2032 Certificate number: 7190-7584-0922-8222-3023
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Property type	Detached house
Total floor area	91 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 efficiency rating for this property

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

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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

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.