



Common Road, Newton-Le-Willows, WA12 9JT

**Offers in Excess of
£159,950**

Stone Cross Estate Agents are delighted to bring to market this true semi-detached bungalow situated in Newton-Le-Willows. Step into the inviting hallway, leading you to the lounge, the spacious kitchen/diner offers the ideal space for entertaining guests or enjoying meals with loved ones. This charming bungalow features two bedrooms and a bathroom, providing ample room for a small family or guests. Outside, you'll find a driveway with off-road parking, allowing you to park with ease. The front garden boasts a beautifully laid lawn, adding to the overall appeal of the property. At the rear, a generous laid-to-lawn garden awaits, providing a serene outdoor space. Additionally, there's a delightful patio area where you can soak up the sun or host gatherings. Situated in close proximity to local amenities, this bungalow offers convenience at your doorstep. With nearby transport links, commuting becomes a breeze, making it an ideal location for those who value easy access to transportation. What sets this property apart is its potential for personalization. This do-er upper allows you to put your own stamp on it, transforming it into the home of your dreams. Let your imagination run wild and create a space that reflects your unique style and taste. With NO CHAIN involved, you can seize this opportunity without any delays or complications. Don't miss out on this fantastic chance to own a semi-detached bungalow. Contact us today to arrange a viewing!

- **True Semi-Detached Bungalow**
- **Kitchen/Diner**
- **Great Potential**
- **Two Bedrooms**
- **Driveway**
- **NO CHAIN**

Entrance

Via UPVC double glazed frosted door.

Hallway

Wall mounted radiators, ceiling light point and doors to others rooms.

Lounge

14' 8" x 11' 7" (4.47m x 3.54m) Measured to bay. UPVC double glazed bay window to the front elevation. Ceiling light point, wall mounted radiator and electric fire with mantle.

**Kitchen/Diner**

14' 10" x 10' 1" (4.51m x 3.08m) UPVC double glazed window to the rear elevation. Door to the side elevation. A range of fitted wall, base and drawer units, 1.5 drainer sink unit with tap, plumbing for washing machine, space for fridge, space for oven, extractor, two wall mounted radiators, two ceiling light points, part tiled walls and cupboard housing the boiler.

**Bedroom One**

11' 2" x 9' 10" (3.41m x 2.99m) Measured to bay. UPVC double glazed window to the front elevation. Ceiling light point and wall mounted radiator.

Bedroom Two

11' 1" x 9' 11" (3.37m x 3.01m) Measured to bay. UPVC double glazed window to the rear elevation. Ceiling light point and wall mounted radiator.

**Bathroom**

5' 9" x 5' 10" (1.74m x 1.79m) UPVC double glazed frosted window to the rear elevation. Three piece suite comprising of W/C, sink unit and bath. Tiled walls, ceiling light point and wall mounted radiator.

Outside**Front**

Enclosed gated driveway. Laid to lawn with plants/shrubs. Gate to the rear.

Rear Garden

Enclosed laid to lawn with patio area. Plants/tree/shrubs.



Tenure
Leasehold.

Council Tax Band
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.



Energy performance certificate (EPC)

145 Common Road NEWTON-LE-WILLOWS WA12 9JT	Energy rating D	Valid until: 13 April 2033 Certificate number: 0737-7724-5200-0486-5206
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Property type	Semi-detached bungalow
Total floor area	55 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 D. 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.