



STAPLETON DERBY



Woburn Avenue, Newton-Le-Willows, WA12 8PP

Offers Around £250,000



Stapleton Derby are delighted to bring to the market this surprisingly spacious three bedroom semi-detached bungalow in the much sought after area of Newton-le-Willows. In brief, the main hallway leads to two double bedrooms at the front of the property, a downstairs bathroom, a sizable lounge to the rear and kitchen area. Off the landing at first floor is another double bedroom and an additional room suitable for an office/study. At the rear is a detached garage and sizable, easy to maintain garden. To the front, there is space for 2x off-road parking adjacent to a front lawn. The property is within walking Distance to Newton High Street & access into Mesnes park, with Newton-Le-Willows and Earlestown train stations a few minutes away. The East Lancs Road provides links to Manchester and Liverpool and the M62 & M6 are easily accessible.

- NO UPWARD CHAIN INVOLVED
- THREE BEDROOMS
- SOUGHT AFTER AREA
- DETACHED GARAGE
- WALKING DISTANCE FOR SCHOOLS
- GOOD SIZE BUNGALOW
- BRIGHT AND AIRY ROOMS
- CLOSE TO MAJOR MOTORWAY LINKS
- DRIVEWAY FOR 2 CARS
- VIEWING STRONGLY ADVISED



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