



Pickering Drive, Newton-le-Willows, WA12

£205,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 3

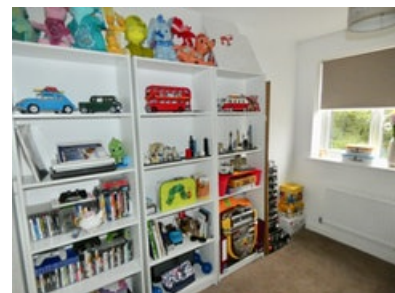
No Chain! Sitting on a lovely plot of this recently built residential estate with woodland to one side, we are pleased to offer this beautiful three bedroom detached house. Just on the outskirts of Newton-Le-Willows. Shops are plentiful as are well regarded schools. The accommodation compris

Key features:

- Detached
- Three Bedrooms
- Ensuite
- Cloaks/W.C.
- Utility
- Lovely House
- Double Glazed
- Gas Central Heating
- Viewing Recommended
- South Facing Garden

Extra info:

- **Property Age:** 2 years
- **Council Tax:** Band C (£1551.87 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage
- **Lease info:** 997 years remaining
Ground Rent: £150.00 per-annum



No Chain!

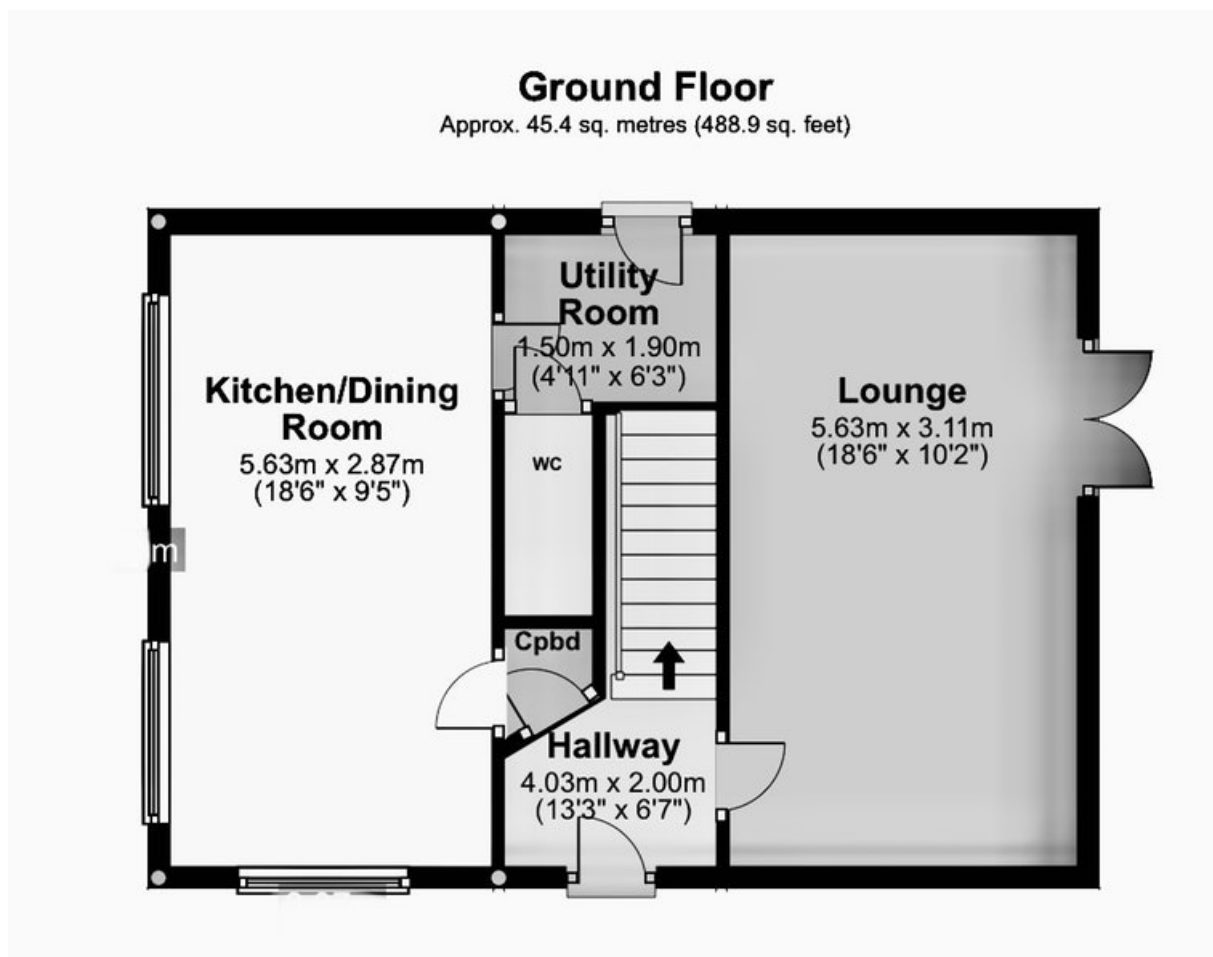
Sitting on a lovely plot of this recently built residential estate with woodland to one side, we are pleased to offer this beautiful three bedroom detached house. Just on the outskirts of Newton-Le-Willows. Shops are plentiful as are well regarded schools.

The accommodation comprises entrance hall; laminate flooring, lounge to the right with laminate flooring, french doors into the garden and double glazed window to the front elevation. To the left is the dining kitchen with tile effect flooring, ample space for dining table. The kitchen with built in oven and hob with extractor fan, integrated dishwasher, 1 1/2 bowl sink, storage cupboard, space for fridge freezer and double glazed window to the front and side. The utility plumbed for washing machine, space for tumble dryer - off this is the cloaks/W.C.

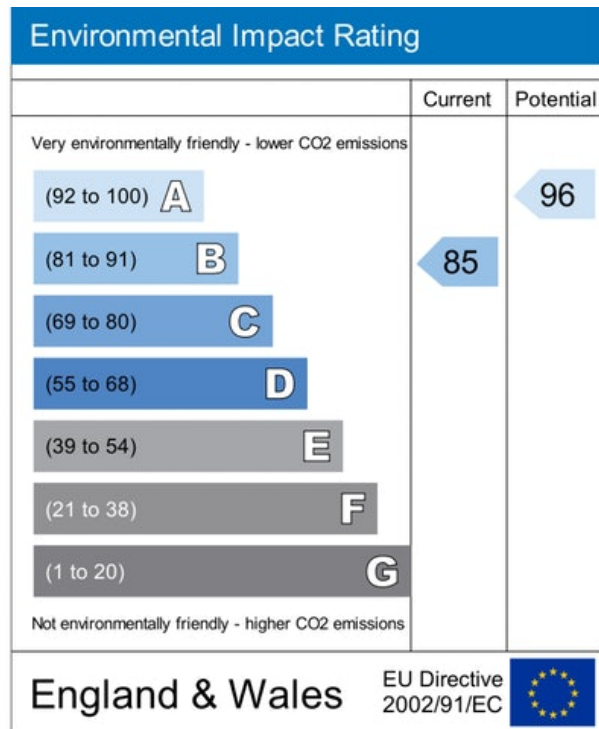
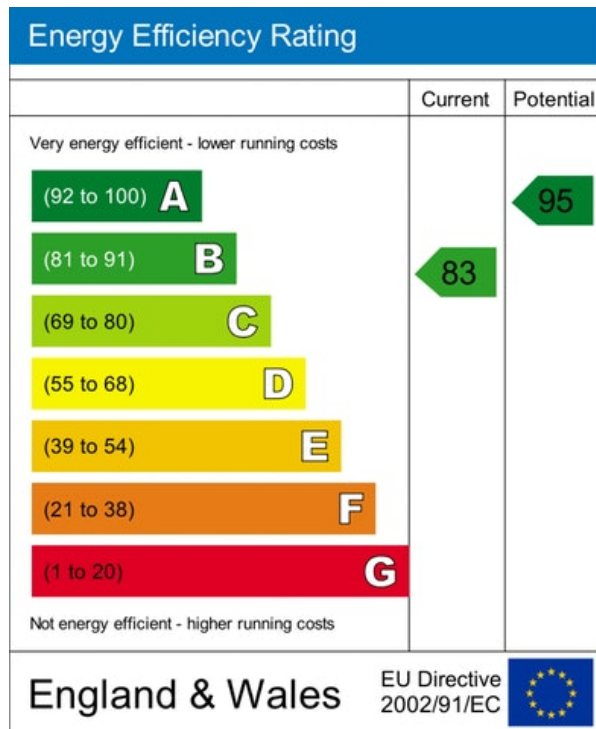
To the first floor there is the master bedroom with ensuite; comprising W.C, pedestal wash hand basin and shower cubicle. & dressing area, plus two further double bedrooms. The bathroom has tile effect flooring and comprises panel bath, W.C and pedestal wash hand basin.

Lawned frontage to the side; there is a private SOUTH FACING garden with decked patio for garden furniture, lawn and fenced boundaries. Gated access. Beyond the garden is the driveway and garage.

Viewing Recommended.

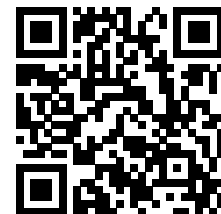
Floor plan:

Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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