

## 1 bed terraced house to buy in

Mercer Street, Newton-le-Willows,  
Merseyside, WA12 9TW

**£130,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ A generously sized 1 bedroom Coach House close to Newton High
- ✓ Large living room, fitted kitchen, double bedroom, 1st floor
- ✓ Partially converted garage, ground floor WC
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

A 1-Bedroom Coach House For Sale, ideally located just meters from Newton-le-Willows High Street and walking distance from Newton Train Station.

Step inside the entrance hallway with access to the partially converted garage, a ground-floor WC, and stairs to the 1st floor. Upstairs, there is a large living room, a kitchen, a good-sized double bedroom, and a bathroom.

The garage still retains a storage area with an up/over door.

EPC Rating: C

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 101

Annual Service Charge Amount: £962.00

Price: Starting Bid £130,000

Property Type: Terraced House

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

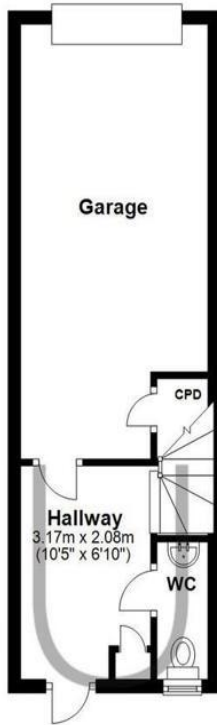
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

**Ground Floor**  
Approx. 29.2 sq. metres (313.9 sq. feet)



**First Floor**  
Approx. 50.3 sq. metres (541.5 sq. feet)



Total area: approx. 79.5 sq. metres (855.4 sq. feet)

Whilst we endeavour to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage / meterage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Mercer Street, Newton-le-Willows, Merseyside, WA12 9TW

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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