

**32 Wargrave Road
Newton-le Willows**

**Newgate
Property Services**

**Offers in the region of
£99,950**



Terraced House

- Retaining many period features
- Entrance hall
- Two spacious reception rooms
- Fitted kitchen room
- Split level landing with seating and storage
- First floor bathroom
- Two double bedrooms
- Gas central heating, double glazing
- Courtyard gardens to front and rear
- No onward chain
- Convenient for local shops, amenities, and Earlstown BR station

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32 Wargrave Road

Accommodation

Approach via a single wrought iron gate, set in twin pillars. To the front boundary is a low brick wall topped with railings. The front garden has been paved for ease of maintenance.

Entrance Hall, 14'10" (4.53m) x 3'8" (1.12m), front:

- Wooden external door with four single glazed panels forming an arch
- Single glazed over panel
- Ceiling cornice
- Decorative ceiling arch
- Textured ceiling
- Dado rail
- Doorways to rear reception room
- Stairway to first floor
- Central heating radiator

Lounge: 15'3" (4.67m) x 12'7" (3.85m), rear



- Decorative fire surround with aggregate marble back and hearth
- Inset living flame gas fire
- 'Verandah style' double glazed window
- Doorways to dining room, and kitchen
- Wall lights
- Textured ceiling
- Central heating radiator
- Laminate floor

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Dining room: 14'4" (4.39m) x 11'3" (3.43m), front



- Double glazed window with window seat
- Coved ceiling
- Central heating radiator
- Laminate floor
- Cupboard housing meter



Dual aspect fitted kitchen, 12'3" (3.76m) x 8'6" (2.60m), rear



- Range of wall, and base units and display shelving
- Marble effect work surfaces
- Tiled splash backs, tiled floor
- Inset sink with mixer tap
- Gas cooker point
- Plumbed for automatic washing machine
- Wall mounted Ferroli Optima boiler
- Double glazed windows to side and rear
- External double glazed door to side
- Understairs storage cupboard
- Central heating radiator

First floor:-

- Landing:**
- Serving both double bedrooms and bathroom
 - Décor scheme continued from hall
 - Double glazed window to side
 - Seating area with built in storage
 - Storage cupboards



Bedroom one, 14'1" (4.31m) x 12'7" (3.86m) front



- Fitted wardrobes, bedside chests, overhead storage cupboards, and display shelving
- Double glazed window to front
- Laminate floor
- Textured ceiling
- Radiator
- Ceiling fan/light

Bedroom Two, 13'9" (4.21m) x 10'4" (2.62m), rear

- Double glazed window to rear
- Laminate floor
- Central heating radiator
- Coved ceiling



Bathroom, 8'10" (2.71m) x 8'1" (2.45m), rear

- Three piece suite; pedestal hand wash basin, low level flush w.c., and panelled bath
- Over bath shower, shower rail
- Chrome fitments
- Vanity units and storage shelving
- Coved ceiling
- Part tiled walls
- Tile effect laminate floor
- Double glazed window to rear
- Central heating radiator

Outside:

Front garden: paved courtyard with low wall, topped with railings, and wrought iron entrance gate.

L-shaped courtyard garden:

- Mainly paved for easy maintenance
- Raised decked area with low brick pillars
- Exposed beds for planting
- Wooden gate to rear

Buyers Notes

Location: From Newton Road turn into Victoria Road, at the mini roundabout bear right onto Wargrave Road. Number 32 is on the left.

Appointment time/date:

Sellers name:

