



**20, Rivington Road, Newtown, WA10 4NF**

**£250,000**

*David  
Davies*  *Collection*



## 20, Rivington Road, Newtown, WA10 4NF

- EPC: D
- Council Tax Band: D - St Helens
- Freehold
- No Onward Chain
- Full Renovation Needed
- Substantial Detached Bungalow
- Three Double Bedrooms
- Large Living Room
- Set Back From The Road
- Completely Private

Offered to the market with the added benefit of 'No Onward Chain', this substantial detached freehold true bungalow occupies a prime position set well back from the road, providing a wonderful sense of privacy while remaining conveniently located close to local amenities, highly regarded schools and excellent transport links.

Rarely do bungalows of this size and potential become available. Requiring full modernisation throughout, this impressive home presents a fantastic opportunity for buyers looking to create their dream property, with generous proportions and a versatile layout offering endless possibilities for redevelopment and enhancement.

"The photos feature AI to showcase this homes true potential"

The accommodation briefly comprises an entrance porch leading into a central hallway, from which all principal rooms can be accessed. The exceptionally spacious living room provides an excellent main reception space, while the generous kitchen benefits from an adjoining conservatory overlooking the garden.

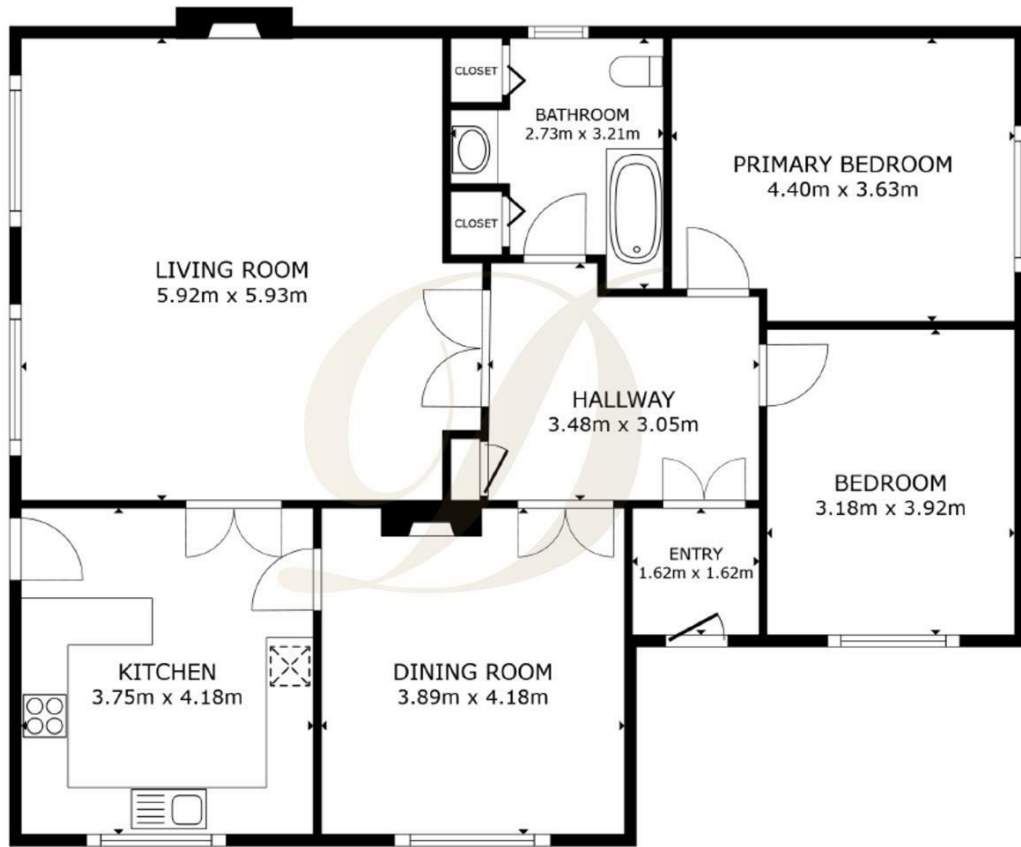
The property currently offers three genuine double bedrooms, making it ideal for families or those seeking single-storey living. However, the flexible layout allows for a variety of configurations, with one of the bedrooms easily utilised as an additional reception room, home office or hobby space if required. Furthermore, there is exciting potential to reconfigure the accommodation by opening the kitchen into an adjoining room to create a substantial open-plan kitchen, dining and living area, subject to any necessary approvals. A family bathroom completes the internal accommodation.

Externally, the property continues to impress with gardens to both sides, providing excellent outdoor space and scope for landscaping. A detached garage offers valuable storage or workshop potential, while the front garden presents an ideal opportunity to create a substantial driveway, subject to the relevant permissions.

EPC: D







FLOOR PLAN



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*David Patrick Davies*

