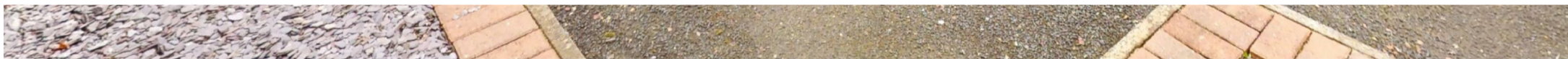




**13, Derby Close, Newton-Le-Willows, WA12 9QG**

**£925 PCM**

*David  
Davies* **D** *Collection*



## 13, Derby Close, Newton-Le-Willows, WA12 9QG

- EPC: C
- Council Tax Band: A
- Holding Deposit: TBC
- Large Plot
- Two Bedroom True Bungalow
- Large Low Maintenance Rear Garden
- Two Parking Spaces
- Modern Shower Room

Welcome home to this charming semi-detached true bungalow, tucked away on a corner plot with plenty of parking at your convenience. This property in a quiet neighbourhood is the perfect retreat for anyone seeking a cosy hideaway.

Step inside the porch and the first thing that catches your eye is the inviting living room. Flooded with natural light, it's the ideal spot to relax with a book or snuggle up with loved ones on a lazy evening. Next to the living room, you'll find the kitchen, complete with all the essentials for whipping up delicious meals and a convenient modern shower room for your comfort.

This bungalow boasts two bedrooms. The good-size, low maintenance rear garden is a serene oasis waiting to be personalised with your favourite plants or turned into an outdoor entertainment space.

Located within walking distance to Earlestown Town Centre and the train station, this property offers the convenience of shops, cafes, and transport links right at your doorstep. Forget about the hassle of the daily commute as you can simply stroll to catch your train or pick up groceries. Plus, with a council tax band of A, you'll find it easy to manage your household expenses.

Don't miss out on this fantastic opportunity to rent a no-fuss, charming bungalow in a sought-after location.

EPC: C





# Floorplan To Follow





Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

*David Patrick Davis*

