145, Cambridge Road, Newtown, WA10 4HD

Offers Over £100,000

David Davies Collection

145, Cambridge Road, Newtown, WA10 4HD

- EPC: C
- Leasehold - 906 Years Remaining
- In Need Of A Full Renovation
- Two Reception Rooms
- Large Rear Garden
- Council Tax Band: A - St Helens
- No Onward Chain
- Mid Terraced Property
- Two Double Bedrooms
- Excellent Location & Close To Amenities

This spacious two-bedroom terraced property, ideally positioned on the ever-popular Cambridge Road in Newtown, St Helens. Offered with 'No Onward Chain', the property represents an exciting opportunity for buyers seeking a renovation project, whether to create a fantastic family home or an attractive buy-to-let investment.

Situated in a highly convenient location, the property is surrounded by an abundance of local amenities, with a fantastic selection of shops, cafés, takeaways and restaurants available within easy reach.
Queens Park is also within a close proximity and has become increasingly popular, now offering excellent sporting and recreational facilities including newly added padel courts, football pitches, tennis courts and extensive outdoor spaces.

Internally, the property has been stripped back, providing a genuine blank canvas for the successful purchaser to completely transform and tailor the accommodation to their own requirements.

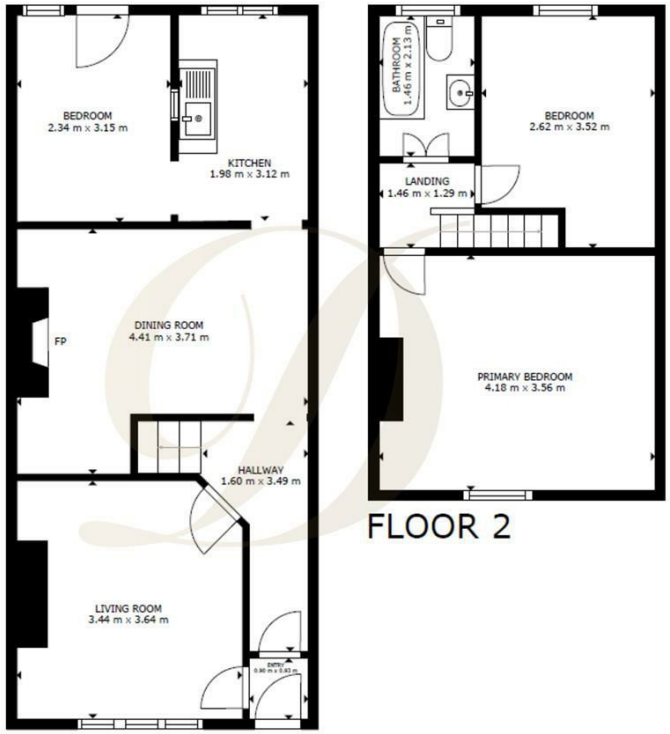
The ground floor comprises an entrance hallway, a spacious front reception room which has previously been utilised as a third bedroom, providing excellent flexibility, together with a further living room positioned towards the rear. The rear living space provides access to the kitchen and a useful lean-to, offering an ideal area for utility appliances and additional storage.

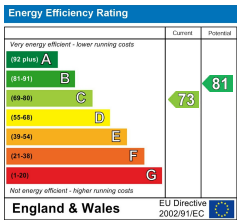
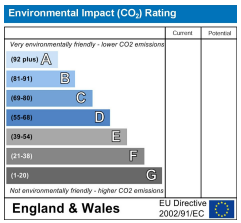
To the first floor are two well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from convenient on-street parking to the front, whilst to the rear is a generous garden, offering excellent potential to create an attractive private outdoor space.

Combining a sought-after location, generous accommodation, excellent potential and No Onward Chain, this property offers an outstanding opportunity for buyers looking to put their own stamp on a home or investors seeking a project with significant potential.

EPC: C



GROSS INTERNAL AREA
FLOOR 1: 47 m², FLOOR 2: 30 m²
TOTAL: 77 m²

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