



### 3, Barley Mere Close, Newton-Le-Willows, Cheshire, WA12 8QW

Bettermove are delighted to Offer for Sale this spacious Semi Detached THREE Storey, THREE Bedroom home situated close to Sankey Valley Park and Newton Cottage Hospital. With En-Suite to Master Bedroom, Downstairs W.C, Garage and rear garden, and offers well proportioned room sizes with lots of storage.

The accommodation comprises:  
GROUND FLOOR

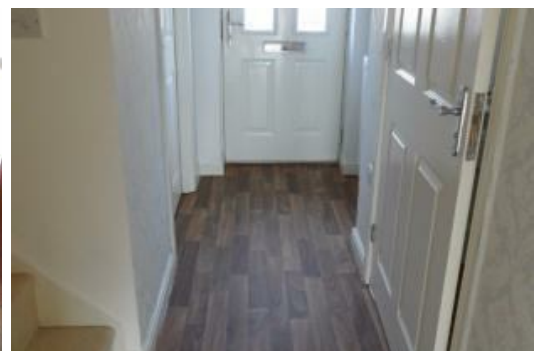
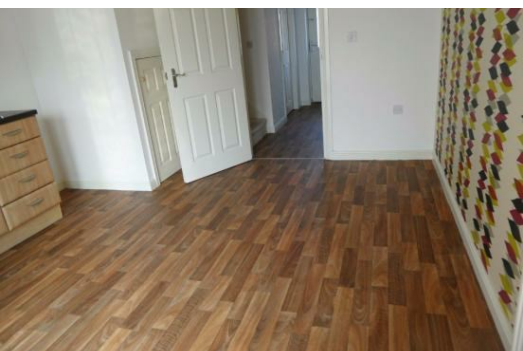
\* Entrance Hallway  
Radiator, Staircase to the first floor.


\* Downstairs W.C.- 1.86m X 0.86m  
Radiator, W.C and Basin.

\*Study - 1.85m X 1.59m  
Radiator, Double Glazed Window to front elevation.

\* Kitchen / Diner - 4.13m X 3.54m

A range of Beech base & wall units with black marble effect laminate worktop and upstand. Stainless steel sink, drainer & mixer tap. Integrated Gas Hob & Electric Oven with Stainless Steel Hood. Plumbed for Washing Machine. Double Glazed window overlooking rear garden, uPVC French Doors with access to rear garden.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
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