



KESTREL CLOSE, ST HELENS, WA11 9YW

£250,000



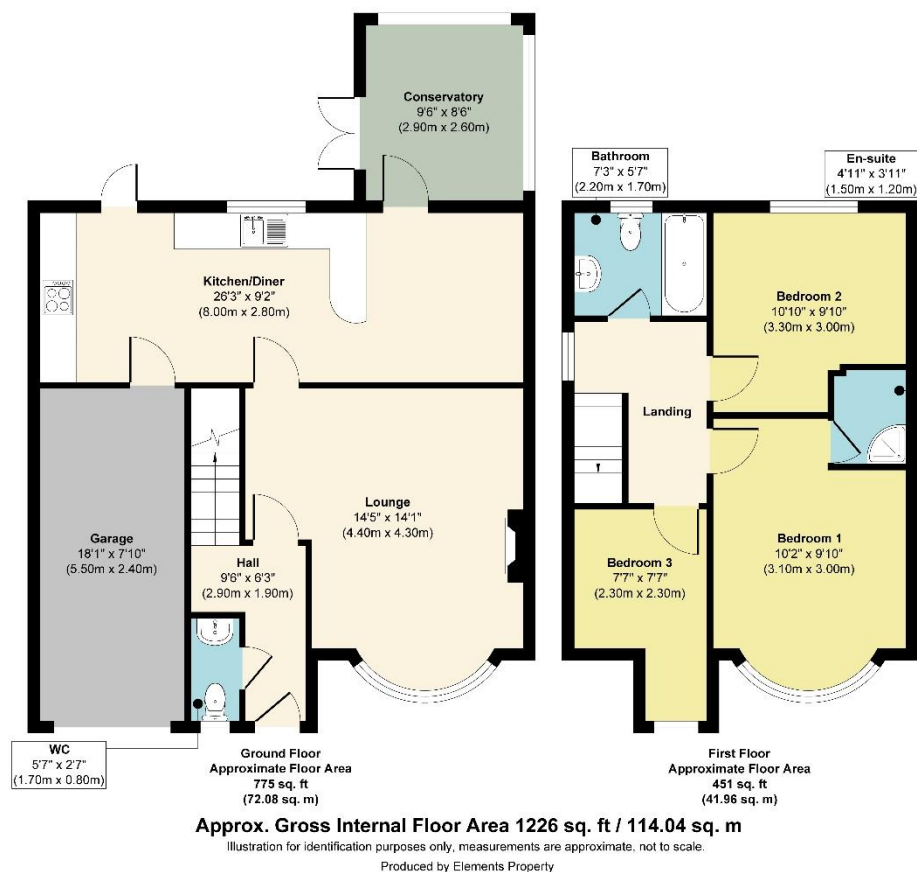
KESTREL CLOSE, HAYDOCK, ST HELENS, WA11 9YW

Tucked Away In An Exclusive Cul-De-Sac Of Just Six Homes, This Spacious Modern Detached Property Offers An Ideal Opportunity For Buyers Seeking Both Comfort And Potential.

Competitively Priced And Available With No Onward Chain, The Home Presents A Rare Chance To Acquire A Well-Positioned Family Residence With Room To Make It Your Own. Occupying A Wide Plot, The Property Benefits From Plenty Of Parking And Features An Enclosed, Easy-To-Maintain Rear Garden Complete With A Patio Area, Artificial Lawn, And Rear Decking—Perfect For Relaxing Or Entertaining Outdoors. Inside, The Generous Layout Includes A Welcoming Hallway, Bay-Fronted Lounge, Cloakroom/WC, And A Stylish Open-Plan Kitchen/Diner That Flows Into A Useful Conservatory. An Integral Garage Adds Extra Storage Or Potential For Conversion. Upstairs Are Three Well-Sized Bedrooms, Including A Main Bedroom With En-Suite Shower Room, Alongside A Modern Family Bathroom.

Set Just A Short Stroll From Scenic Carr Mill Dam And Offering Easy Access To The East Lancs Road And St Helens Town Centre, This Home Blends Peaceful Surroundings With Superb Connectivity. With Space, Parking, And Scope To Add Value, This Is A Fantastic Opportunity For Families And Discerning Buyers Alike.





General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick and tile

Heating type: Gas Central Heating

Broadband 12mbps (standard download), 1mbps (standard upload),

80mbps (superfast download), 20mbps (superfast upload),

1800mbps (ultrafast download), 220mbps (ultrafast upload)

Mobile Signal/Coverage: EE (limited for voice and data), Three (limited for voice and data), O2 (limited for voice and data)

Rights/Restrictions: ask agent

Flood Risk (if known): very low (rivers and sea, surface water)

Existing Planning Permissions: none

Local Authority:

St Helens Borough Council

Council Tax:

Band D

Tenure:

Freehold

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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