



11, Meriden Close, St. Helens, WA11 9HG

Asking Price £250,000

*David
Davies*  *Collection*



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- EPC: C
- Council Tax Band:B
- Freehold
- Extended Semi Detached Property
- Spacious Reception Room
- Three Bedrooms
- Renovated Throughout (2023)
- Brand New Kitchen And Bathroom (2023)
- Garage
- South Facing Garden

David Davies Sales and Lettings Agent are delighted to present this wonderful three bedroom extended semi-detached property in a much sought-after area and rarely available position on Meriden Close. The property itself has recently undergone major renovation making this home "move in ready" with everything brand new throughout (2023)

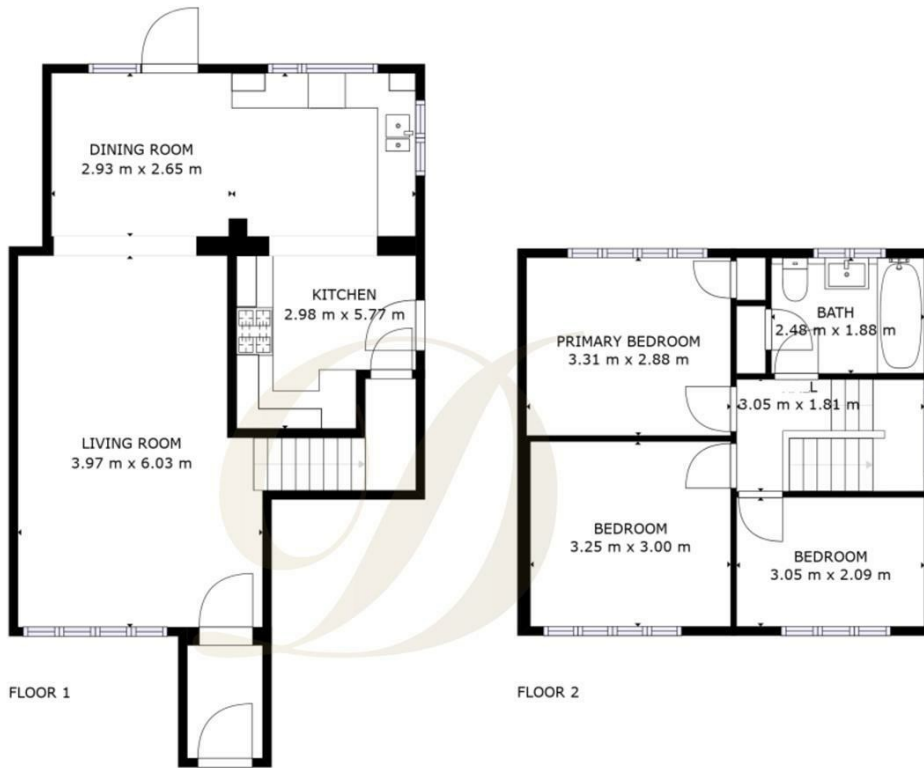
This lovely home briefly comprises; Porchway, entrance hallway, open plan living incorporating lounge with brand new carpets and French doors in the dining area with amazing views of the landscaped garden, we move through to the brand-new modern kitchen with an extensive array of neutral gloss wall and base storage solutions with fully integrated appliances; Induction hob, double oven, washing machine, dishwasher, extractor fan and new vinyl flooring. The ground floor open plan space is beautifully designed for modern living with an abundance of natural light flowing through with new internal doors, flooring, and wall to wall new plastering and decoration throughout.

To the first floor we have three good sized bedrooms, all of which have brand new carpets have been re-plastered and decorated. The brand-new family bathroom offers a white suite with vanity sink unit and shower over the bath including shower screen. The bathroom has tiled walls, new flooring and a storage cupboard and completes the first floor.

This home has undergone a full electrical rewire with new consumer unit and full RCD protection, (specification of installation matches current new build standards), a full central heating system replacement - including pipe work, radiators, hive heating control and reciting the new combi boiler into the garage, the ceilings and walls have been insulated with 100mm Eko Roll and the garage also benefits from new insulation. To the front of the property, we have a private garden area, with off road parking for the family fleet and garage facility with up and over door.)







GROSS INTERNAL AREA
 FLOOR 1: 53 m², FLOOR 2: 38 m²
 TOTAL: 92 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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

David Paul Davis

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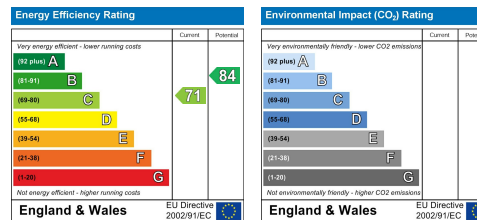
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