



**14, Hedworth Gardens, St Helens, WA9 5TX**

**£490,000**

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





# 14, Hedworth Gardens, St Helens, WA9 5TY

- EPC: C
- Council Tax Band:E
- Freehold
- Stunning Detached Property
- Three Reception Room
- Four Well Appointed Bedrooms
- Stunning Family Bathroom/En-Suite & W.C
- Attached Garage
- CCTV
- 1824 SqFt/1695 SqMtr

It is with great pleasure that we offer to the sales market this stunning four bedroomed detached property for sale.

This former 'Show Home' is a freehold property and offers an excellent location, ideal for commuters looking to gain easy access to the M62 motorway or Warrington's Central Train Station.

Located in a corner position, with the advantage of not being directly overlooked to the rear, the property offers two/three car off road parking with an attached single garage (formerly double).

Stepping inside the property offers a welcoming hall with oak floor and panelling to the hall and stairs. From here the lounge, study/dining room, kitchen and ground floor w.c. are located.

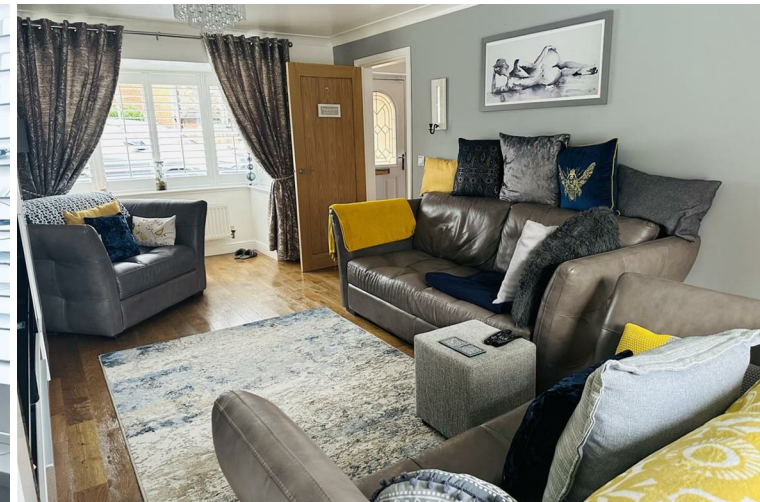
The lounge to the front offers media wall, oak flooring and French doors leading to the rear garden.

The kitchen is beautifully presented in modern shaker style muted tones with a beautiful Belfast sink, seating area to the rear and French doors leading to the rear garden. Further is a utility walkthrough to the formal dining area.

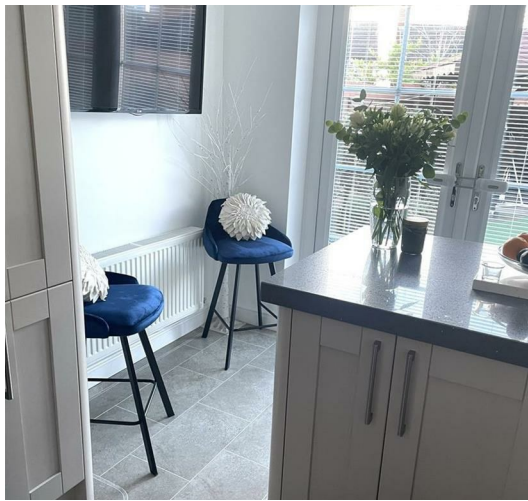
To the first floor there are four well proportioned bedrooms with the master offering en-suite shower facilities and fitted wardrobes.

The garden to the rear has been landscaped with 'ease of maintenance' the key priority. With raised patio area, 'Pergola' offering shaded BBQ area and artificial turf. With the added advantage of not being directly overlooked.

EPC: C











**David Davies**

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*David Paul Davis*

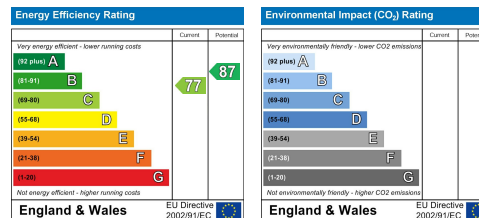
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