



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.

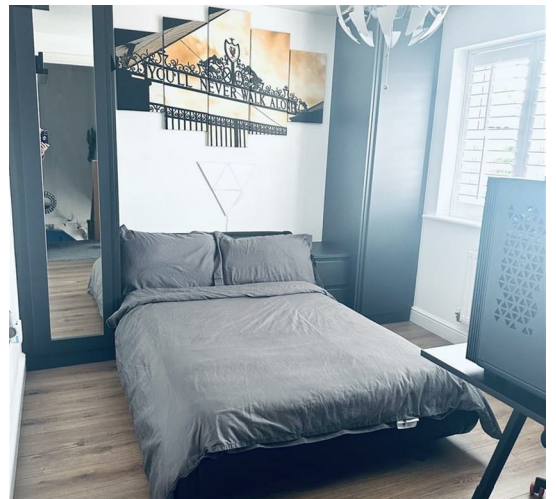
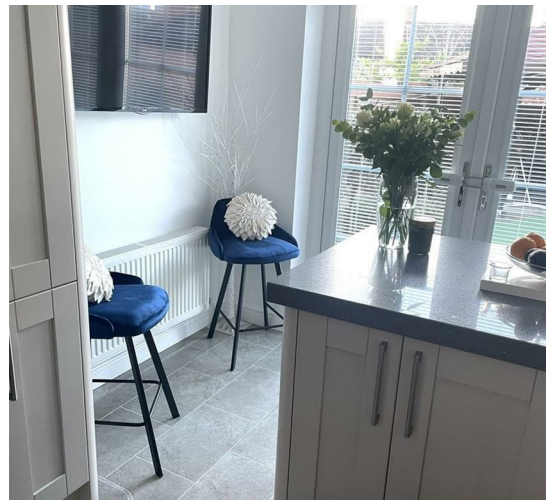
The kitchen is beautifully presented in modern shaker style muted tones with a beautiful Belfast sink, seating area to the rear and French doors leading to the rear garden. Further is a utility walkthrough to the formal dining area.

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

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 Davies

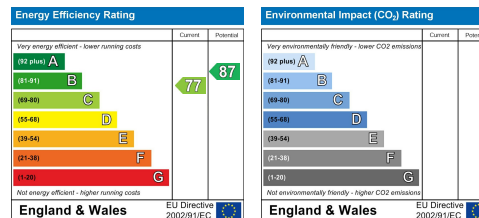
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.



Information on tenant permitted fee's can be accessed via the link below www.daviddaviesestateagent.co.uk/tenant

22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk