



**4, Bailey Way, St Helens, WA10 2UF**

**£260,000**

*David  
Davies*  *Collection*





## 4, Bailey Way, St Helens, WA10 2UF

- EPC:B
- Council Tax Band: D
- Leasehold - 988 Years Remaining
- Detached Property
- Spacious Reception Room
- Modern Kitchen With Dining Area
- Three Bedrooms
- Electric Charging Points
- Driveway
- Garage

David Davies Sales And Lettings Agent welcome new to the sales market this stunning detached property located in a great location on Bailey Way and is close to local amenities.

The property briefly comprises:- Hallway, ground floor W.C, a spacious reception room, where natural light floods in, creating a warm and inviting atmosphere ideal for relaxation or hosting guests.

The modern kitchen comes complete with integrated appliances and a dining area, providing the perfect space for meals and gatherings.

This lovely home features three bedrooms, offering ample space for a growing family or guests. The family bathroom completes this floor.

To the front of the property we have a small garden with off road parking. Equipped with a electric charging point, this home is ready to accommodate your electric vehicle needs.

The convenience is further enhanced by the presence of a driveway and garage for parking and storage solutions.

To the rear of the property is a good sized, low maintenance garden and is not overlooked. Perfect for relaxing or entertaining.

Don't miss this opportunity to own a beautiful home that combines modern amenities with comfort and convenience.

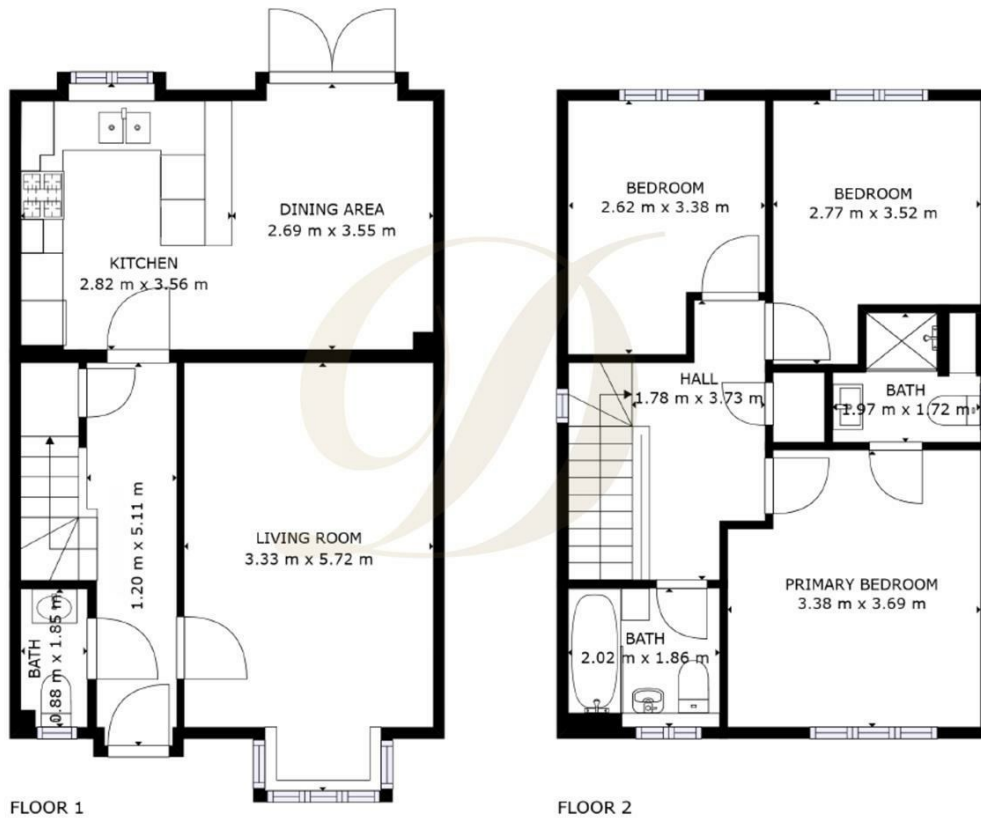
EPC:B











**David Davies**

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*David Paul Davies*

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			89	(92 plus) A			
(81-91) B			77	(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Information on tenant permitted fee's can be accessed via the link below [www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)

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