



**116, Elephant Lane, Thatto Heath, WA9 5RA**

**Asking Price £185,000**

*David  
Davies* *Collection*





# 116, Elephant Lane, Thatto Heath, WA9 5RA

- EPC: C
- Council Tax Band: B
- Leasehold - 809 Years Remaining
- NO CHAIN
- Modern Detached Property
- Large Reception Room
- Two Bathrooms
- Four Bedrooms (Could Be Utilised As Two Reception Rooms And Three Bedrooms)
- Driveway At Rear Of Property
- Great Location

Located on the charming Elephant Lane in the heart of Thatto Heath, St. Helens, this modern detached property is a true gem waiting to be discovered. This property comes to the market with NO CHAIN.

Boasting a spacious reception room and a well-appointed kitchen with ample storage, this property offers the perfect blend of comfort and functionality. The main feature of this property is the huge single storey extension to the side of the property which has multi purpose use.

With three bedrooms, including fitted wardrobes, the layout provides flexibility for your needs. You could easily transform some of the rooms into additional reception areas, creating a space that suits your lifestyle.

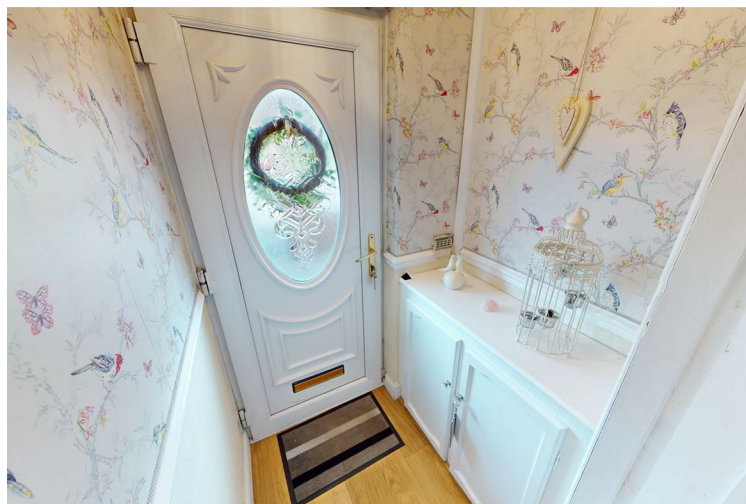
The property features two bathrooms, ensuring convenience for the whole household.

Additionally, the driveway at the rear of the property offers parking for one vehicle, a valuable commodity in this bustling neighbourhood.

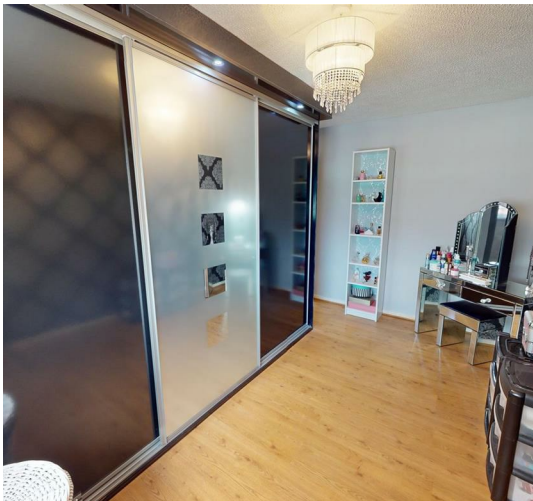
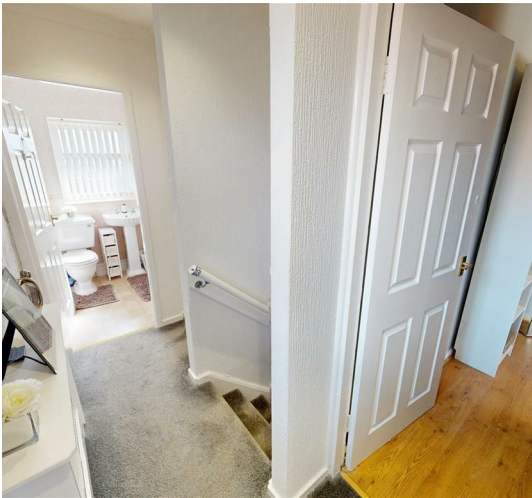
Benefiting from a great location and being offered with no onward chain, this detached house presents a fantastic opportunity for those looking to settle in a vibrant community, benefitting from lots of local amenities such as the doctors and primary and secondary schools all within close proximity. Additionally, there are excellent transport links with the property being ideally situated on a bus route and near the train station with links to Liverpool, Manchester and beyond.

Don't miss out on the chance to make this house your home sweet home.

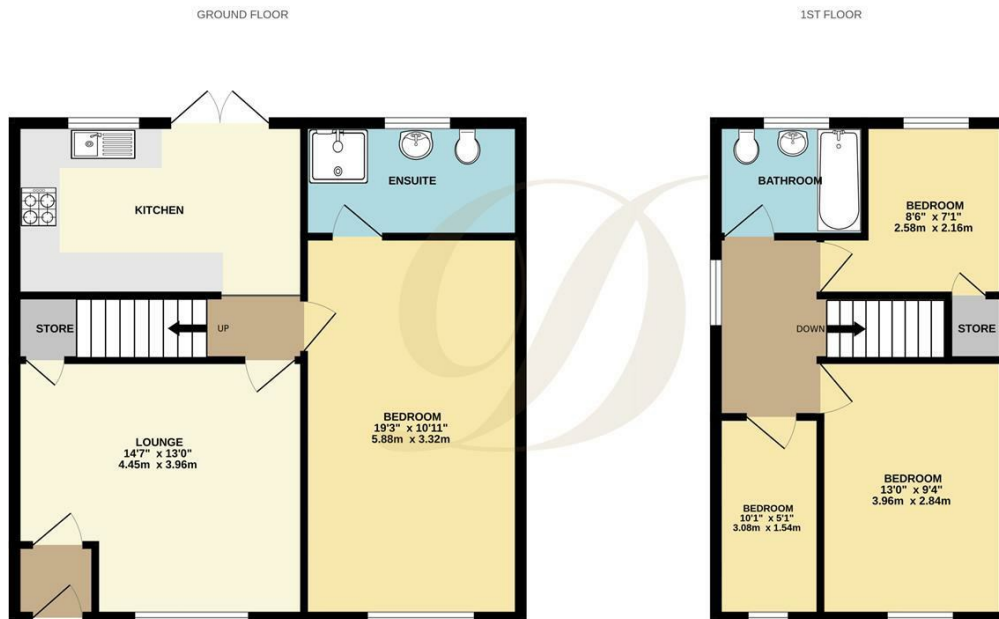
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**David Davies**

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*David Davies*

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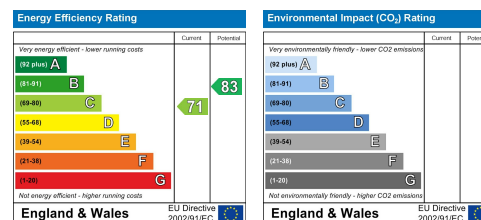
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