



33, Litherland Crescent, Haresfinch, WA11 9AJ

£140,000

*David
Davies* *Collection*

33, Litherland Crescent, Haresfinch, WA11 9AD

- EPC:C
- Council Tax Band: B
- Freehold
- End Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Huge Potential
- Large Rear Garden
- Great Location
- No Chain

Introducing a new property for sale in Haresfinch, brought to you by David Davies Sales And Lettings Agent with 'NO CHAIN'

This end terraced property, located on Litherland Crescent, offers a range of desirable features. Unlike most on the street, the house was built much later in the 1950's and is one of three that is built to a larger size. The property is in need of modernisation but with the spectacular garden at the rear it has the potential to become your dream home.

As you step inside, you'll find; entrance porch, two spacious reception rooms, allowing for versatile use of space and a kitchen. There is great scope to knock through the wall between the kitchen and second reception room to create a large open plan kitchen diner which looks out onto the highlight of the property, the rear garden.

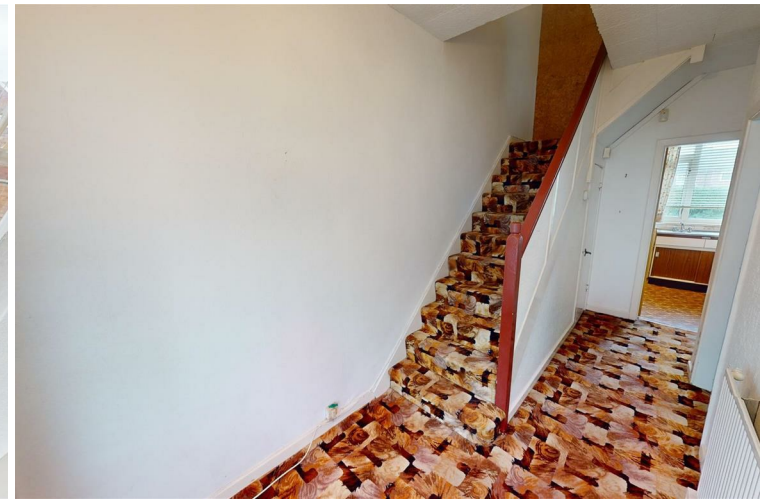
This home also includes three bedrooms, providing enough room for the entire family or for guests. Whether you need space for children, a home office, or a hobbies room, there are plenty of options to suit your needs.

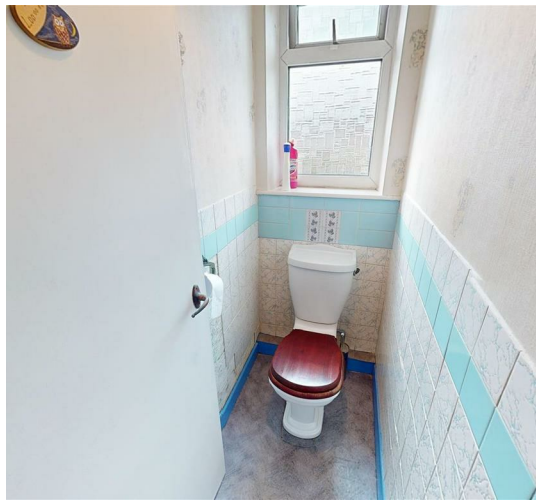
To the front the property has a low brick wall for security, however this could be changed to utilise the space at the front for parking.

The property features a large rear garden, offering a private outdoor space to relax, play, or entertain. Whether you have a green thumb or simply enjoy spending time outdoors, this garden provides the perfect opportunity to enjoy the fresh air without leaving the comfort of your home.

Situated in a great location, this property offers easy access to a range of amenities, including local schools, shops, and transportation links. You'll find everything you need just a short distance away, making daily life more convenient.

EPC:C







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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(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 ₂ 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

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