



**19, Farm Close, Clock Face, WA9 4UE**

**Offers Over £140,000**

*David  
Davies* *Collection*



## 19, Farm Close, Clock Face, WA9 4UE

- EPC: C
- Council Tax Band: A
- Three Bedrooms
- Modern Kitchen
- Ground Floor W.C.
- Freehold
- Semi Detached Property
- Open Plan Living
- Four Piece Family Bathroom
- Good Sized Rear Garden

David Davies Sales & Lettings is delighted to welcome to the sales market this deceptively spacious three bed roomed semi detached house.

Located in the popular residential area of Clockface this would make an ideal first home for someone and offers great local amenities & transport links.

The property benefits from gas central heating and UPVC double glazing windows throughout and to the ground floor is: Entrance hall with cloakroom storage cupboard, ground floor W.C., brand new (2024) modern fitted kitchen with integrated appliances, sold worktops and a stunning field view and a large open plan living/dining room with French doors that open up onto the spacious rear garden.

To the first floor are three generously sized bedrooms. Two of which are large doubles and the master enjoys integrated storage space. The first floor is completed by the large white four piece family bathroom.

The front of the property is set back away from the road and overlooks a large field, perfect for those looking for a rural feel.

To the rear is a beautiful spacious garden and patio area, perfect for your seating area and hosting friends and family in those summer months.

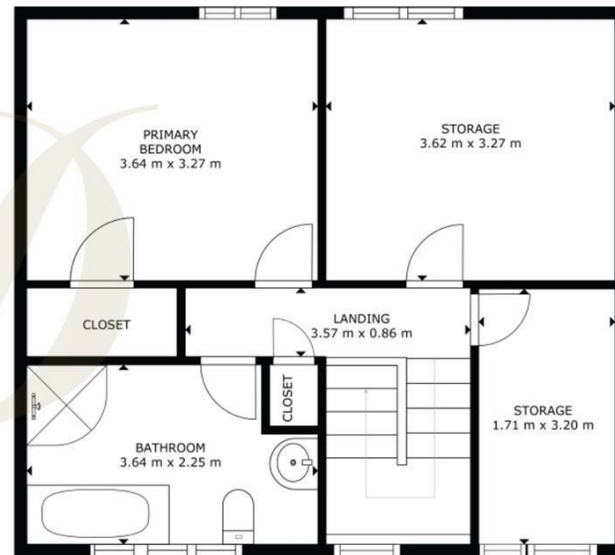
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*David Davies*

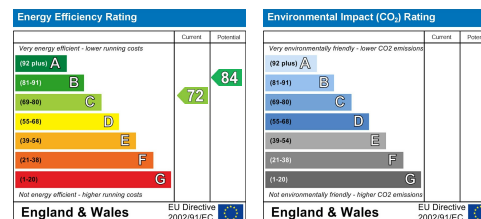
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**22 Church Road, Rainford, St Helens, WA11 8HE**  
**T: 01744 885753**  
**sales@daviddaviesestateagent.co.uk**  
**lettings@daviddaviesestateagent.co.uk**  
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