



**55, Grafton Street, Newtown, WA10 4HJ**

Offers Over £100,000

*David  
Davies* Collection



## 55, Grafton Street, Newtown, WA10 4HJ

- EPC: C
- Council Tax Band: A - St Helens
- Leasehold - 958 Years Remaining
- No Chain
- Mid Terraced Property
- Two Reception Rooms
- Two Good Sized Bedrooms
- Family Bathroom
- Street Parking
- Great Location And Close To Local Amenities

David Davies Sales & Lettings are delighted to welcome to the sales market this two Bedroomed Mid Terraced property with No Chain. Located in a desirable neighbourhood on Grafton Street.

The well-proportioned layout of this home is designed to provide ample space for every-day living, making it an ideal choice first time buyers or investors.

The property is in immaculate condition and has been well maintained, meaning it is ready for you to move straight into.

To the ground floor is; Entrance vestibule, living room through to dining room with door allowing natural light to flood in whilst also opening up onto the rear garden and spacious kitchen with plenty of room for all appliances.

To the first floor is two generous double bedrooms and a large three piece family bathroom.

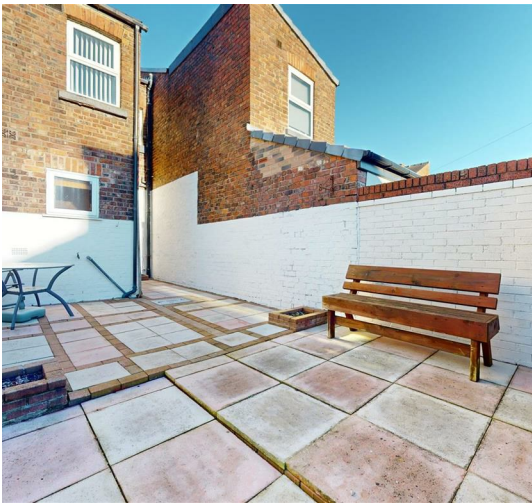
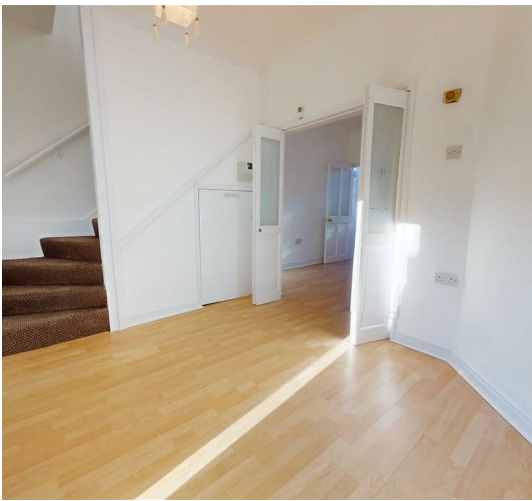
A particular highlight of this property is the rear garden area, offering a private outdoor space for relaxing or entertaining guests

Located in West Park; a popular residential suburb just outside St. Helens Town Centre, quality local schools, Cambridge Road Shops and Queens Park are all on your doorstep making this area a popular place to live.

EPC: C











**David Davies**

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*David Davies*

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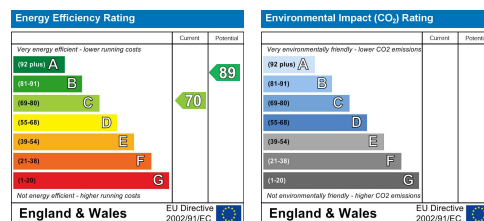
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