



75, Devon Street, St. Helens, WA10 4HU

Asking Price £125,000

*David
Davies* *Collection*

75, Devon Street, St. Helens, WA10 4HU

- EPC: TBC
- Council Tax Band: A
- Two Large Double Bedrooms
- Ground Floor Bathroom
- Additional Third Room On First Floor
- Leasehold - 967 Years Remaining
- Mid Terrace Property
- Two Reception Rooms
- Spacious Kitchen
- No Chain

David Davies Sales & Lettings are pleased to present this well-proportioned two-bedroom mid-terraced home, ideally located in a popular residential area of St Helens and with no onward chain. Offering generous internal space and a versatile layout, this property presents an excellent opportunity for first-time buyers, investors, or those seeking flexible accommodation.

Upon entering the property, you're welcomed via a vestibule into a spacious open-plan living and dining area. This sociable layout provides ample room for both relaxation and entertaining, with neutral décor and natural light enhancing the sense of space.

To the rear of the ground floor is a larger-than-average kitchen for this style of property, offering an impressive amount of worktop and storage space—perfect for home cooks and families alike. Beyond the kitchen, a ground floor bathroom is fitted with a three-piece suite and completes the downstairs accommodation.

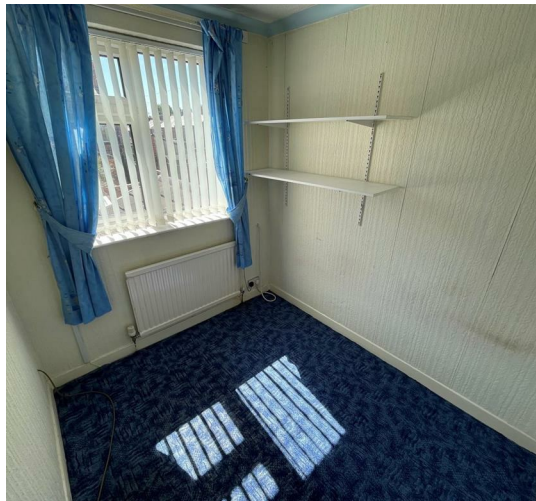
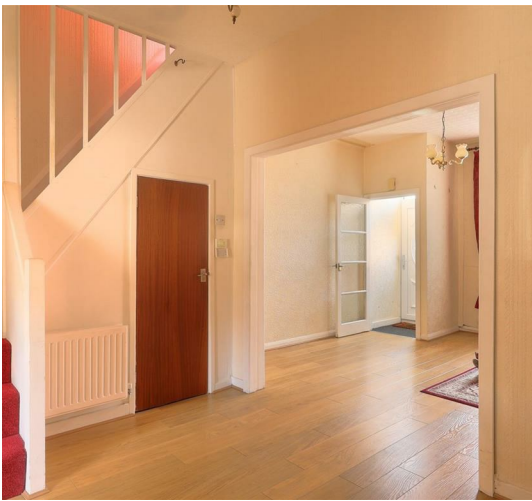
Upstairs, the property features two well-sized double bedrooms, both offering excellent proportions and versatility for furnishings. In addition to these, the home benefits from a unique bonus room—accessed via the second bedroom—which could serve a variety of purposes including a walk-in wardrobe, home office, nursery, or even a third bedroom (subject to access alterations). This added flexibility sets the property apart from the typical terraced home.

Externally, the property features a low-maintenance yard to the rear, with space for outdoor seating or storage.

Conveniently located for local amenities, schools, and transport links, 75 Devon Street combines generous living space with adaptability—making it an attractive prospect for a wide range of buyers.

EPC: TBC





Floorplan To Follow



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David Davies

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Information on tenant permitted fee's can be accessed via the link below
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22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk

