



6, Fishwick Close, Sutton Leach, WA9 4YX

Asking Price £360,000

*David
Davies* *Collection*

6, Fishwick Close, Sutton Leach, WA9 4YX

- EPC: B
- Council Tax Band: D - St Helens
- Freehold
- Detached Property
- Spacious Reception Room
- Kitchen / Dining Area
- Family Bathroom | En Suite | Ground Floor W.C
- Four Bedrooms
- Electric Vehicle Charger & Garage
- Great Location

David Davies Sales & Lettings proudly presents this beautifully appointed four-bedroom detached family home, perfectly situated in a quiet and sought-after cul-de-sac in the heart of Sutton Leach. Boasting spacious interiors, modern finishes, and a superb rear garden, this property offers the ideal setting for family living.

From the moment you arrive, the home impresses with its immaculate kerb appeal, featuring a manicured front lawn and a private driveway with space for at least four vehicles, an electric vehicle charger and an attached garage.

Upon entering the property, you are welcomed by a bright and inviting entrance hallway that sets the tone for the rest of the home. To the front, the elegant lounge offers a tranquil retreat with its tasteful décor and large window allowing natural light to flood the space.

To the rear, the heart of the home is undoubtedly the spacious open-plan kitchen, dining, and family area. This versatile living space is ideal for both entertaining and everyday family life. The contemporary kitchen is fitted with a stylish range of high-quality wall and base units, complete with contrasting worktops and integrated appliances. French doors open seamlessly onto the rear garden, creating a natural extension of the living space. A conveniently located downstairs WC completes the ground floor.

To the first floor are four well-proportioned bedrooms. The master suite is a bright and airy double room featuring a private en-suite shower room. The second bedroom is also a generous double, overlooking the rear garden. Bedrooms three and four are ideal children's rooms or could easily function as a home office or dressing room depending on your needs. The beautifully appointed family bathroom is finished with modern tiling and features a four-piece suite, including a panelled bath, separate shower cubicle, pedestal wash basin and low flush WC.

To the rear of the property we have a stunning large rear garden.







Our family owned Independent Estate Agency was established in 1981 and provides a *refreshingly professional service* combining traditional values with a modern approach.



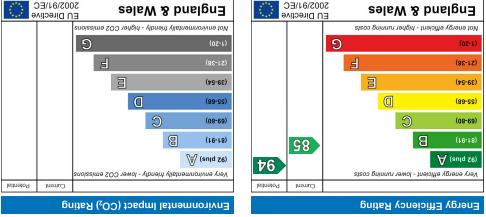




You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



Information on tenant permitted fees can be accessed via the link below
www.daviddaviesestateagent.co.uk/tenant
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk
 T: 01744 885753
 22 Church Road, Rainford, St Helens, WA11 8HE



A better mortgage deal
 made a good deal easier

Talk to our independent mortgage specialists on **01744 885555**
 or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.

