



23, Waterdale Crescent, St Helens, WA9 3PD

£85,000

*David
Davies* *Collection*



23, Waterdale Crescent, St Helens, WA9 3DN

- EPC: D
- Council Tax Band: St Helens: A
- Freehold
- No Onward Chain
- Mid Terraced Property
- Two Reception Rooms
- Galley Style Kitchen
- Three Bedrooms
- Ground Floor Bathroom
- Full Renovation Needed Including Damp Course & Re Wire

David Davies Sales & Lettings Agent are pleased to welcome to market this three-bedroomed mid-terrace property, offering an exciting opportunity for investors or those looking for a full renovation project.

Located in a convenient and popular residential area within a close proximity to local schools, shops, and amenities, this property is perfectly positioned for a future rental investment or refurbishment to re-sell.

The property does require a full program of renovation, including a damp proof course and full electrical rewire, but presents excellent potential for those looking to add value.

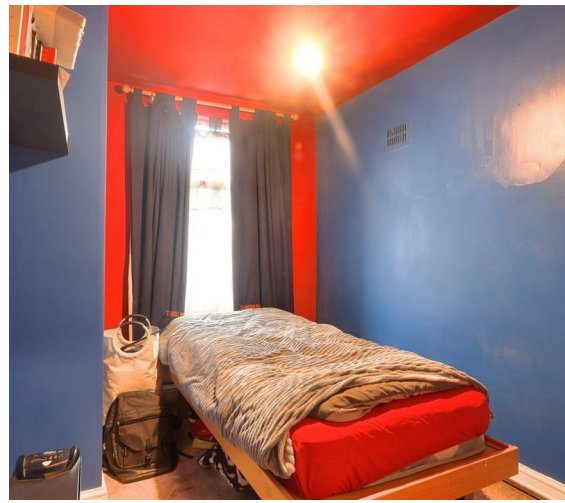
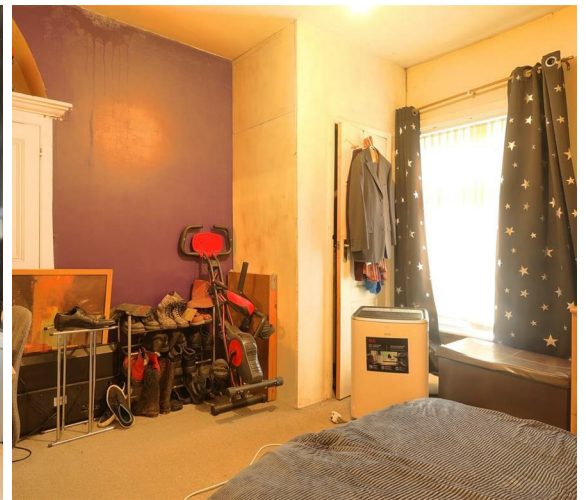
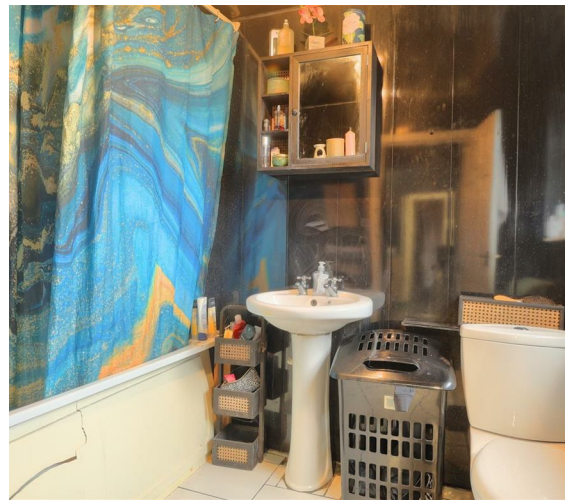
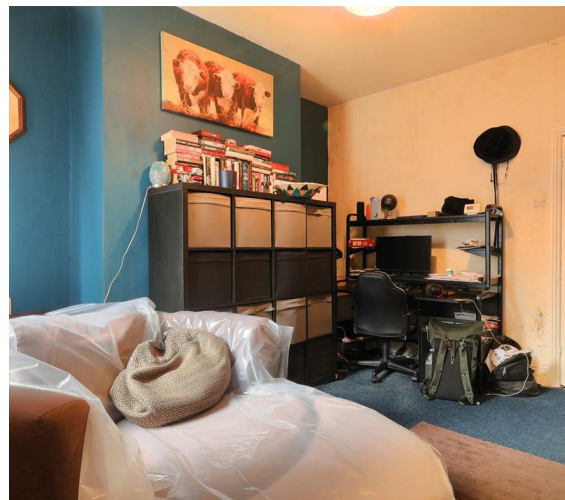
Set across two floors, the accommodation briefly comprises: entrance hallway, two reception rooms, a galley-style kitchen with a range of wall and base units, ante-utility space, and a ground floor three-piece bathroom suite. Upstairs, there are three bedrooms – two doubles and a single.

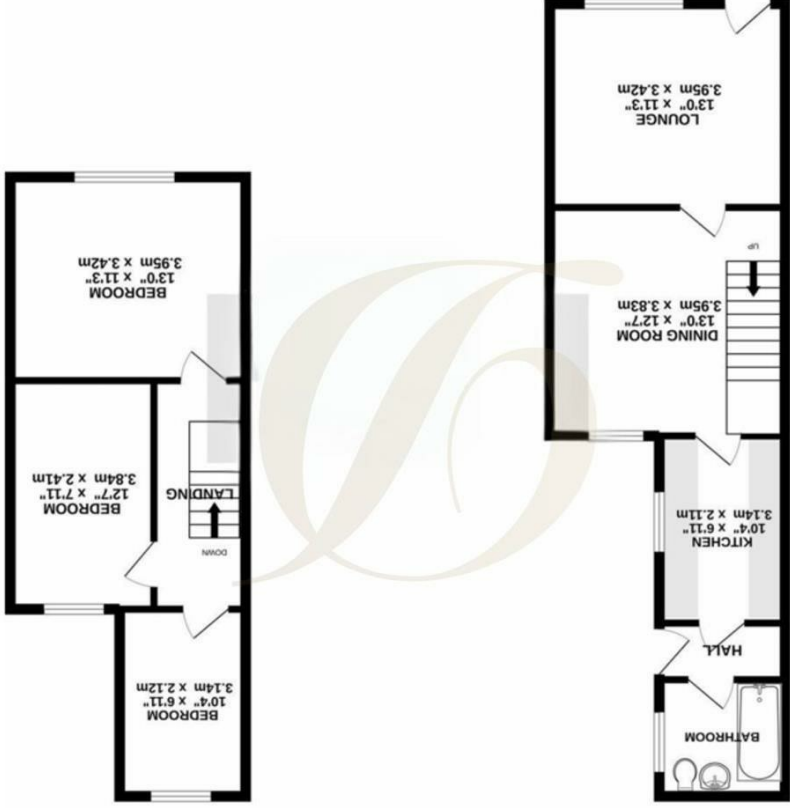
To the rear, the property benefits from a low-maintenance yard providing a private outdoor space to relax.

We believe this property offers strong buy-to-let potential, once modernised, in a location that continues to attract rental demand.

EPC: D







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