



434, Leach Lane, Sutton Leach, WA9 4NA

Offers Over £395,000

*David
Davies* *Collection*

434, Leach Lane, Sutton Leach, WA9 4NA

- EPC: D
 - Freehold
 - Detached Edwardian Property
 - Annex To The Rear
 - Large Driveway
- Council Tax Band: D - St Helens
 - No Chain
 - Three Reception Rooms
 - Three / Four Good Sized Bedrooms
 - Triple Glazed And New Roof (2025)

Positioned within a highly sought-after residential setting, this distinguished three/four-bedroom detached freehold residence offers an exceptional opportunity to acquire a home that harmoniously balances timeless character with modern-day sophistication. Impeccably presented and thoughtfully designed, the property exudes an understated elegance that will appeal to buyers in search of a refined and versatile living environment.

Attention to detail is evident throughout, with recent upgrades including triple glazing and a newly fitted roof, delivering both energy efficiency and long-term peace of mind. From the moment you step inside, the sense of space and comfort is immediately apparent. Through the entrance porch and hallway, the principal lounge is generously proportioned, showcasing a warm and inviting atmosphere that is ideal for both everyday living and formal occasions. A secondary sitting room provides a more intimate retreat, perfect for relaxation or quiet reflection. The formal dining room creates an elegant backdrop for hosting family gatherings or entertaining guests, while the open-plan kitchen and living area forms the true heart of the home. Designed with both style and practicality in mind, this space seamlessly blends contemporary convenience with a welcoming ambience, making it perfectly suited to modern lifestyles.

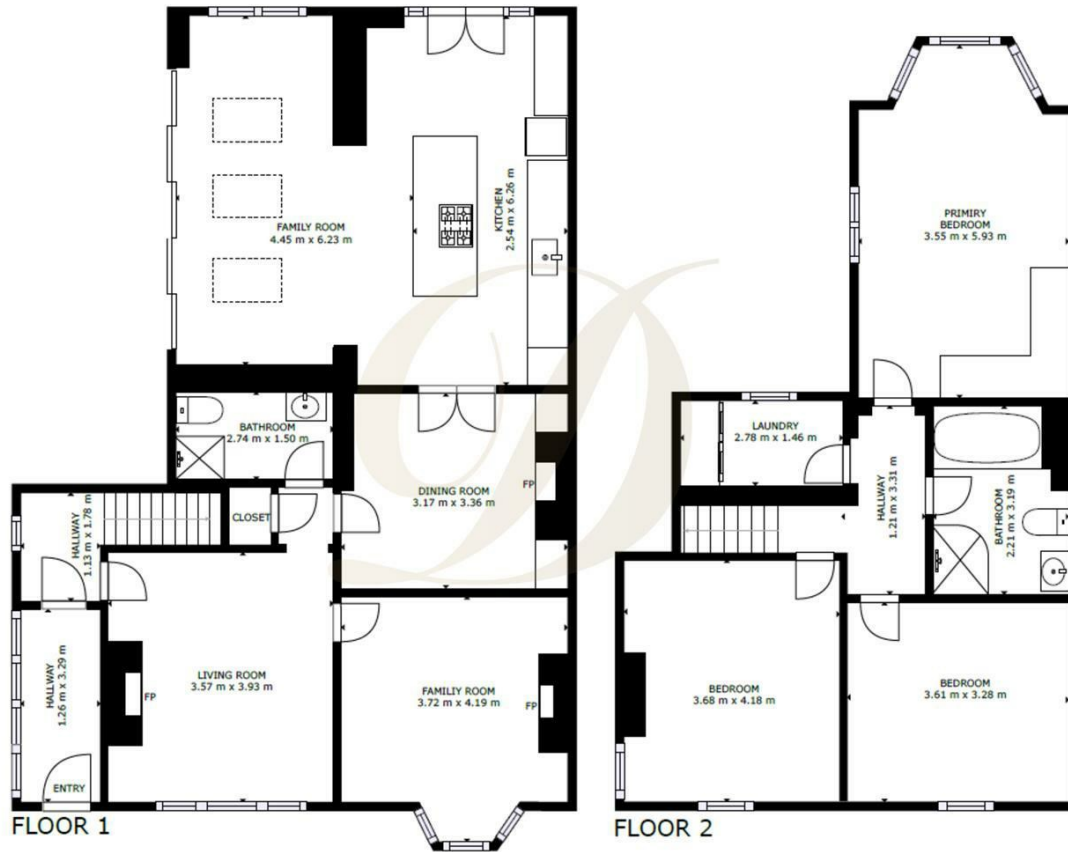
To the first floor hosts three well-appointed double bedrooms and a further fourth room currently utilised as a utility adds further adaptability, perfectly suited as a nursery, dressing room, or fourth bedroom.

Externally, the property benefits from a generous driveway with capacity for four to five vehicles, a rare advantage in such a desirable location. To the rear, a self-contained annexe further elevates the home's versatility, offering endless potential for guest accommodation, multi-generational living, or a private home office.

EPC: D







David Davies

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

David Davies

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.

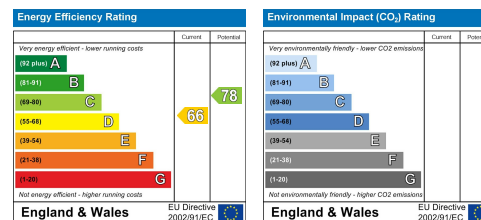
ALLISONS

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.

For life's meaningful moments



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

