



48, Cansfield Street, St Helens, WA10 1LY

Offers Over £120,000

*David
Davies* *Collection*



48, Cansfield Street, St Helens, WA10 1LY

- EPC: C
- Council Tax Band: A
- Tenure: Leasehold
- Mid Terraced Property
- Spacious Reception Room
- Modern Kitchen
- Three Bedrooms
- Driveway Parking
- Low Maintenance Rear Garden
- Great Location

We are delighted to bring to market this attractive three-bedroom terraced property, ideally positioned on Cansfield Street – a highly desirable road where homes rarely come available.

Offered with the added benefit of off-road parking via a private driveway, this property combines convenience with comfortable family living.

Upon entering, you are welcomed by a bright entrance hall leading through to a contemporary fitted kitchen at the front of the home. To the rear, a spacious reception room provides an excellent living and dining space, with French doors opening directly onto the rear garden, creating a seamless flow between indoor and outdoor living.

The first floor offers three well-proportioned bedrooms, two of which are generous doubles, making the home perfectly suited to families or those needing additional space for guests or a home office. A modern family bathroom completes the accommodation on this level.

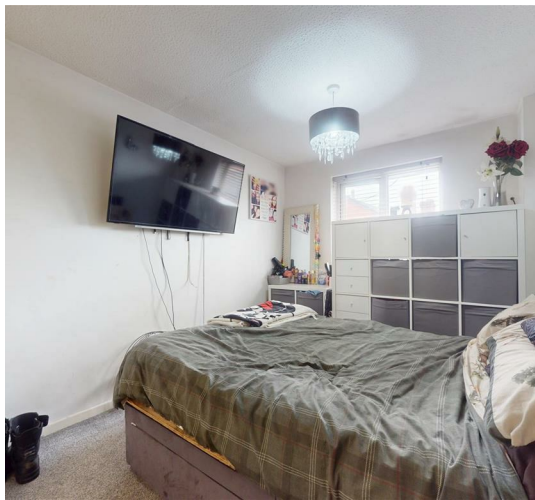
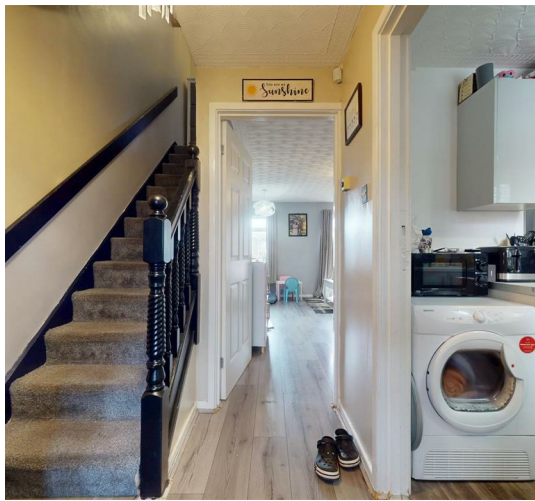
Externally, the rear of the property boasts a low-maintenance garden designed for ease of upkeep, providing a fantastic space for relaxing or entertaining family and friends.

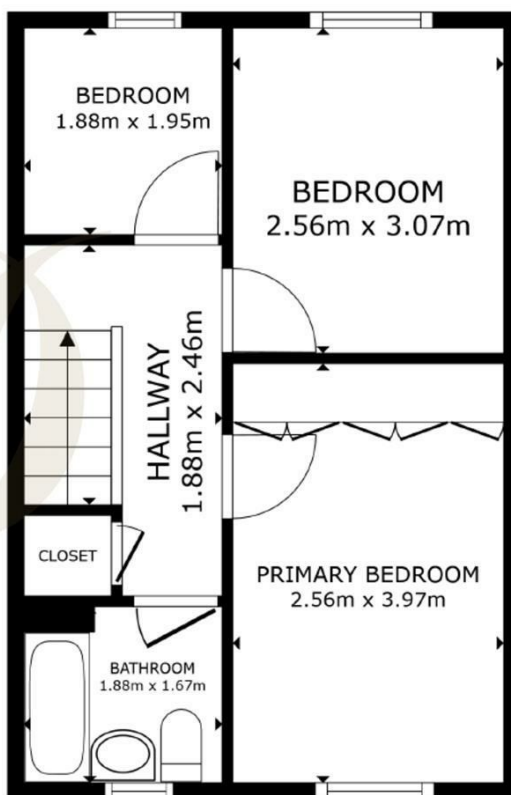
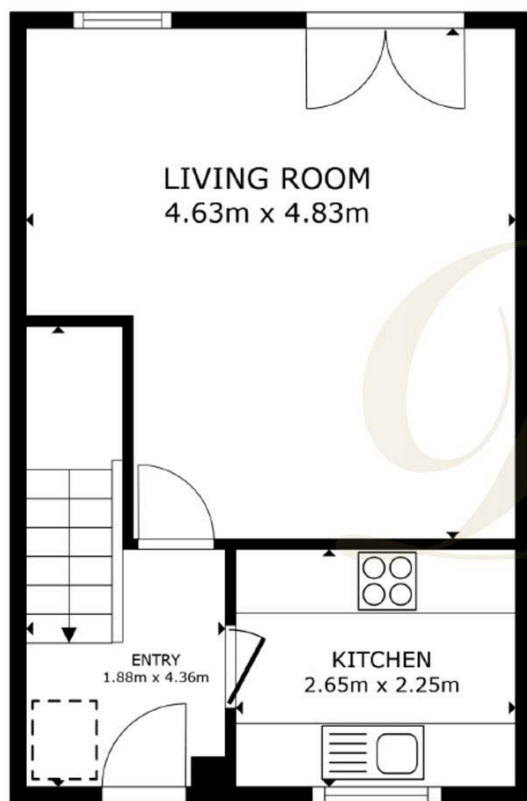
With its rare availability on this sought-after street, modern layout, and off-road parking, this property represents an excellent opportunity for first-time buyers, growing families, or investors alike.

Early viewing is highly recommended to fully appreciate everything this home has to offer.

EPC: C







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

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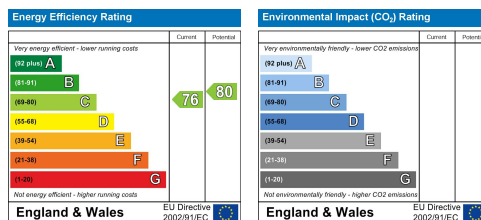
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