



19, Carr Mill Road, St Helens, WA11 9AF

Offers Over £190,000

*David
Davies* *Collection*



19, Carr Mill Road, St Helens, WA11 9AF

- EPC: C
- Council Tax Band: C
- Leasehold - 909 Years Remaining
- Three Bedroom Semi Detached Property
- Offered With No Onward Chain
- Situated On A Large Plot With Excellent Potential
- Driveway Parking And Detached Garage
- Two Double Bedrooms With Fitted Wardrobes
- Extensive Rear Garden Stretching Far Back
- Local Council Plans For New Train Station And Shops

We are delighted to present for sale this three-bedroom semi-detached freehold property on Carr Mill Road, St Helens, offered with no onward chain. Occupying a generous plot, this home presents an exciting opportunity for buyers looking to modernise and create a property tailored to their own style and needs.

The property immediately impresses with its excellent kerb appeal and driveway parking. Stepping inside, the ground floor comprises an entrance porch, welcoming hallway, a front dining room, a spacious living room, and a kitchen. To the first floor, off the landing, is a modern shower room and three well-proportioned bedrooms, two of which are doubles complete with fitted wardrobes.

One of the true highlights of this property is the extensive rear garden, which stretches back much further than usual, offering endless potential for landscaping, entertaining, or even further development (subject to the relevant permissions). In addition, the home benefits from a detached garage, providing extra storage or parking solutions.

With its sizeable plot, fantastic location, and scope for improvement, this property represents a superb opportunity for families, investors, or anyone looking for a project with plenty of potential.

Adding further appeal, the council has recently passed plans in the local area for a new train station and retail facilities, enhancing both transport links and amenities, and making this location even more desirable for the future.

EPC: C





GROUND FLOOR

1ST FLOOR



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 Paul Davis

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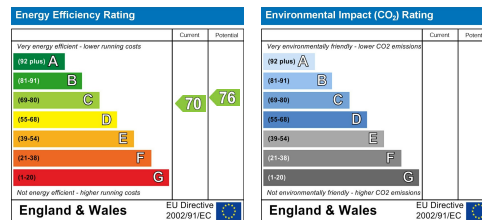
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Information on tenant permitted fee's can be accessed via the link below www.daviddaviesestateagent.co.uk/tenant

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