



12, Crawford Close, Clock Face, WA9 4XJ

£1,000 PCM

*David
Davies* *Collection*

12, Crawford Close, Clock Face, WA9 4XJ

- EPC: D
- Council Tax Band: C
- Tenure: Leasehold
- Corner Plot
- Semi Detached Bungalow
- Three Bedrooms
- Large Driveway
- Spacious Rear Garden
- Integrated Appliances
- Modern Throughout

David Davies Sales & Lettings is delighted to welcome this incredible three-bedroom dormer-bungalow situated on Crawford Close. The concept of a traditional bungalow has been elevated to offer a truly remarkable living space throughout, and is now ready for its next residents to settle in.

The property briefly comprises; A entrance hallway, living room, modern bathroom and three bedrooms, two of which are easy doubles. The ground floor is completed by the kitchen which comes with the added bonus of having integrated appliances.

To the front is a large driveway, with ample space for the family fleet. The rear garden is a truly impressive size and very private, perfect for enjoying those summer months.

Crawford Close is a quaint cul-de-sac on nature's doorstep in the village of Clock Face, surrounded by beautiful greenery and within close proximity to Clock Face country park. It's also an ideal location for anglers, with the fishery also a short distance away.

Lea Green is the nearest train station, just under a mile from the property, with services to Liverpool, Wigan, Preston, and Manchester. The M62 is also a short drive away, putting you on the direct route to North Wales or over the top of Manchester and through the Pennines to Leeds. St Helens itself is just a 10-minute drive away, whilst Warrington can be reached in just over 20 minutes.

EPC: D





Floorplan To Follow



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David Davies

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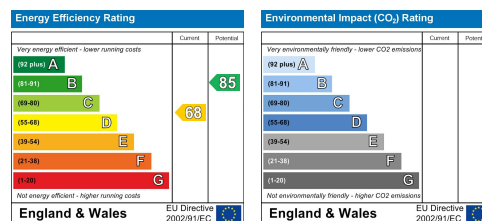
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