



**14, Truro Close, Laffak, WA11 9EL**

**£170,000**

*David  
Davies* *Collection*



## 14, Truro Close, Laffak, WA11 9EL

- EPC: C
- Council Tax Band: B - St Helens
- Leasehold - 947 Years Remaining
- Semi Detached Property
- No Onward Chain
- Three Bedroom
- Semi Detached
- Private Rear Garden
- Driveway Parking
- Recently Decorated Throughout

David Davies Sales & Lettings are delighted to welcome to market this beautifully presented three-bedroom semi-detached home, offered to the market with no onward chain. Recently redecorated throughout, this property is immaculately presented and move-in ready, making it an ideal choice for first-time buyers, families, or investors alike.

To the ground floor, the accommodation comprises an entrance vestibule, a spacious and bright living room, and a modern kitchen diner positioned to the rear, offering the perfect space for family meals and entertaining.

To the first floor, you'll find three generous bedrooms, all freshly decorated, along with a contemporary family shower room finished to a high standard.

Externally, the property continues to impress. To the front, there is a well-maintained lawned garden alongside a driveway providing parking for multiple vehicles. To the rear lies a private and enclosed garden, perfect for relaxing or hosting family and friends during the warmer months.

Situated in a quiet and convenient location, close to local amenities, schools, and transport links, this delightful home offers comfortable, modern living and is ready for its new owners to move straight in.

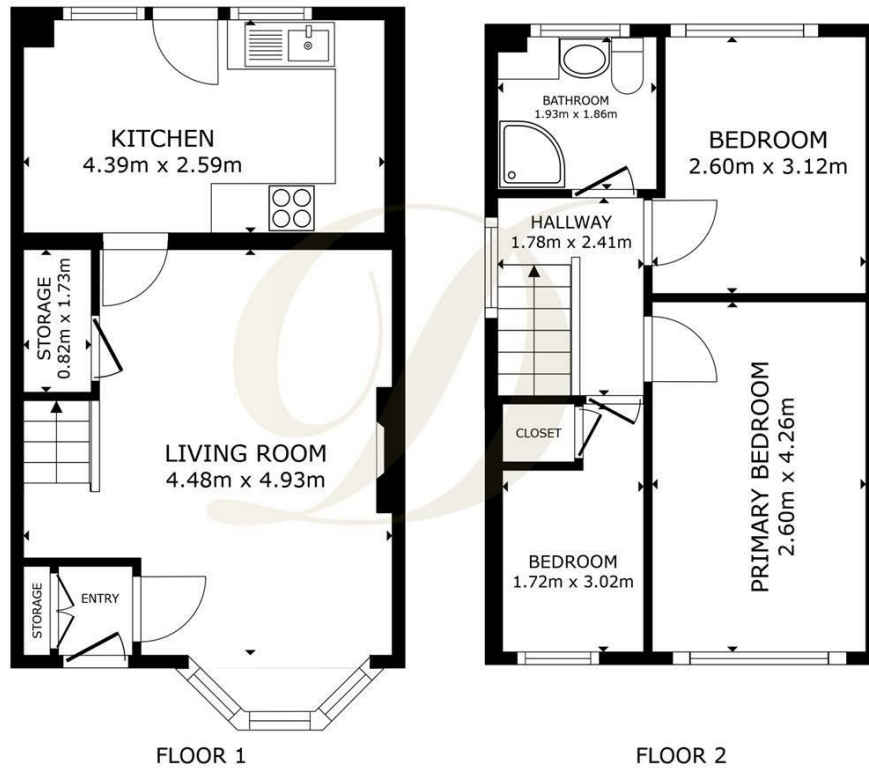
EPC: C











**David Davies**

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*David Davies*

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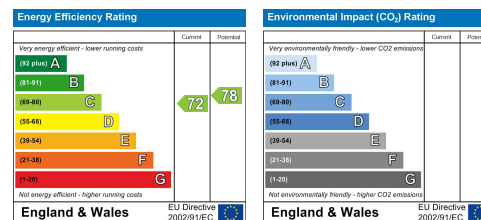
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