



15, Humber Crescent, Sutton, WA9 4HD

£170,000

*David
Davies* *Collection*



15, Humber Crescent, Sutton, WA9 4HD

- EPC: D
 - Freehold
 - Extended Semi Detached Property
 - Two Double Bedrooms
 - Large Integral Garage And Field Land Views On The Back
- Council Tax Band: B - St Helens
 - No Onward Chain
 - Spacious Front Reception Room
 - Ground Floor Bathroom
 - Recently Had A Re Wire & Newly Fitted Boiler

****REDUCED****

David Davies Sales & Lettings agent are delighted to welcome to market this extended two-bedroom semi-detached home offering a fantastic and versatile floorplan, positioned in a peaceful location with beautiful field views to the rear. The property is offered with no onward chain, making it an excellent opportunity for those seeking a ready-to-move-in home with plenty of potential.

From the outset, the property boasts excellent kerb appeal, with a neatly maintained frontage and driveway parking for multiple vehicles.

To the ground floor, you are welcomed by an entrance hallway leading to a large front living room with a bay window that fills the space with natural light. The spacious kitchen features high-quality units and work surfaces, while the additional reception room and sunroom to the rear extension provide a wonderful flow of living space — ideal for entertaining or relaxing. Completing the ground floor is a modern family bathroom and a double-length integral garage, currently used as a home gym but equally perfect for conversion into an office, workshop, or additional living space.

To the first floor, there are two generous double bedrooms, both with fitted wardrobes and plenty of natural light.

This home has just benefited from a full rewire, ensuring modern electrical safety and efficiency throughout. Plus, a brand-new boiler has been installed, offering reliable heating and hot water —perfect for cosy nights in and peace of mind for years to come.

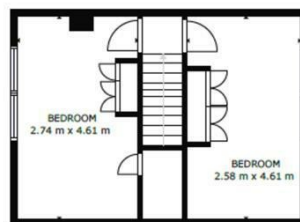
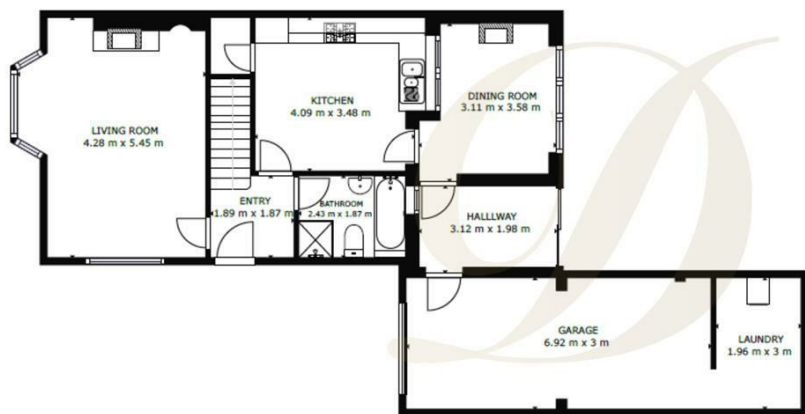
Externally, the rear garden offers a private and peaceful retreat, with a flagged patio area and turf laid to lawn, ideal for outdoor dining or simply enjoying the views across the adjoining fields.

Situated in a quiet and convenient location, close to local amenities, schools, and transport links, this property combines spacious living, flexible accommodation, and a scenic setting — a perfect choice for couples, small families, or downsizers alike.

EPC: D







David Davies

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David Davies

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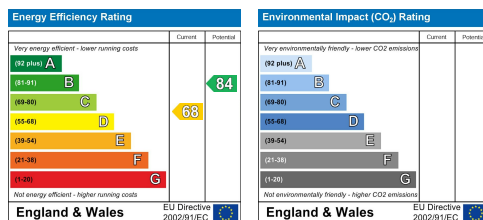
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