



14, Vicarage Drive, St. Helens, WA11 0UG

Asking Price £175,000

*David
Davies* *Collection*

14, Vicarage Drive, St. Helens, WA11 0UG

- EPC: TBC
- Council Tax Band: B
- Leasehold
- Semi Detached Property
- Two Double Bedrooms
- Two Spacious Reception Rooms
- Family Bathroom
- Off-Road Shared Driveway
- Large Private Rear Garden
- Four Piece Family Bathroom

David Davies Sales & Lettings are delighted to bring to market this lovely two-bedroom semi-detached home, offering a terrific floor plan, excellent living space, and a large private rear garden, making it an ideal property for first-time buyers, small families, or downsizers alike.

The ground floor begins with an entrance porch leading into a spacious living room, featuring a charming centrepiece fireplace and stair access to the first floor. Flowing through to the rear is a dining room, perfect for family meals or entertaining, which opens into a fitted kitchen with ample storage and workspace. Beyond the dining area, the stunning conservatory offers an additional reception space, enjoying lovely views over the beautifully maintained rear garden.

To the first floor, the landing provides access to two generous double bedrooms, both tastefully presented, and a four-piece family bathroom suite, complete with a bath and separate shower.

Externally, the property enjoys off-road parking via a shared driveway, along with a detached garage providing additional storage or workshop space. The rear garden is a real highlight — a wonderful combination of a flagged patio area, ideal for outdoor seating and dining, and a turfed lawn, perfect for families or those who enjoy spending time outdoors.

Situated in a quiet and popular residential area of Haydock, this property offers the perfect blend of comfort, practicality, and outdoor space.

EPC: TBC





Floorplan To Follow



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Information on tenant permitted fee's can be accessed via the link below
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