



45, Cherwell Avenue, St. Helens, WA9 4YW

Offers Over £375,000

*David
Davies* *Collection*

45, Cherwell Avenue, St. Helens, WA9 4YW

- Tenure: Freehold
- Council Tax Band: E
- Upgraded Fixtures And High-Quality Finish
- Open-Plan Kitchen/Diner
- Master Bedroom With En-Suite
- EPC: B
- Four-Bedroom Detached Home
- Bright, Spacious Lounge With Modern Décor
- Utility Room And Ground-Floor WC
- Driveway, Garage, And Sunny Rear Garden

David Davies Sales & Lettings Agent are delighted to present to the market this exceptional four-bedroom detached residence, situated in a peaceful and highly sought-after position within a popular modern development.

Throughout the ground floor, the property features high-quality Amtico luxury tile-effect flooring (excluding the lounge), adding both style and durability. All bathrooms and WCs are finished with elegant, fully tiled porcelain walls for a sleek, modern look. The home is also equipped with a 7kW Ohme Pro EV charger, which includes six months of warranty remaining. Additionally, two of the rear south-facing rooms — the kitchen and bedroom four — benefit from air conditioning, providing year-round comfort.

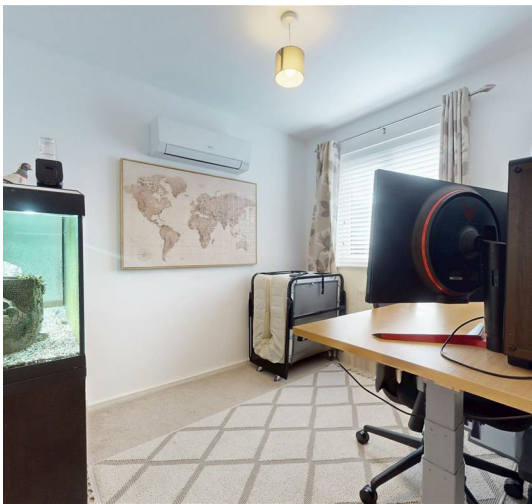
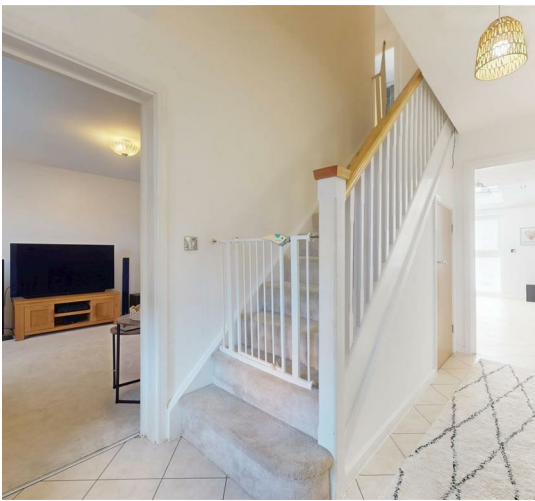
Built in 2019 and still covered by its NHBC warranty, the property has been finished to an excellent standard with a range of upgraded fixtures and fittings, setting it apart from others nearby. Uniquely, it also enjoys a set-back position from the main road, offering additional privacy and curb appeal.

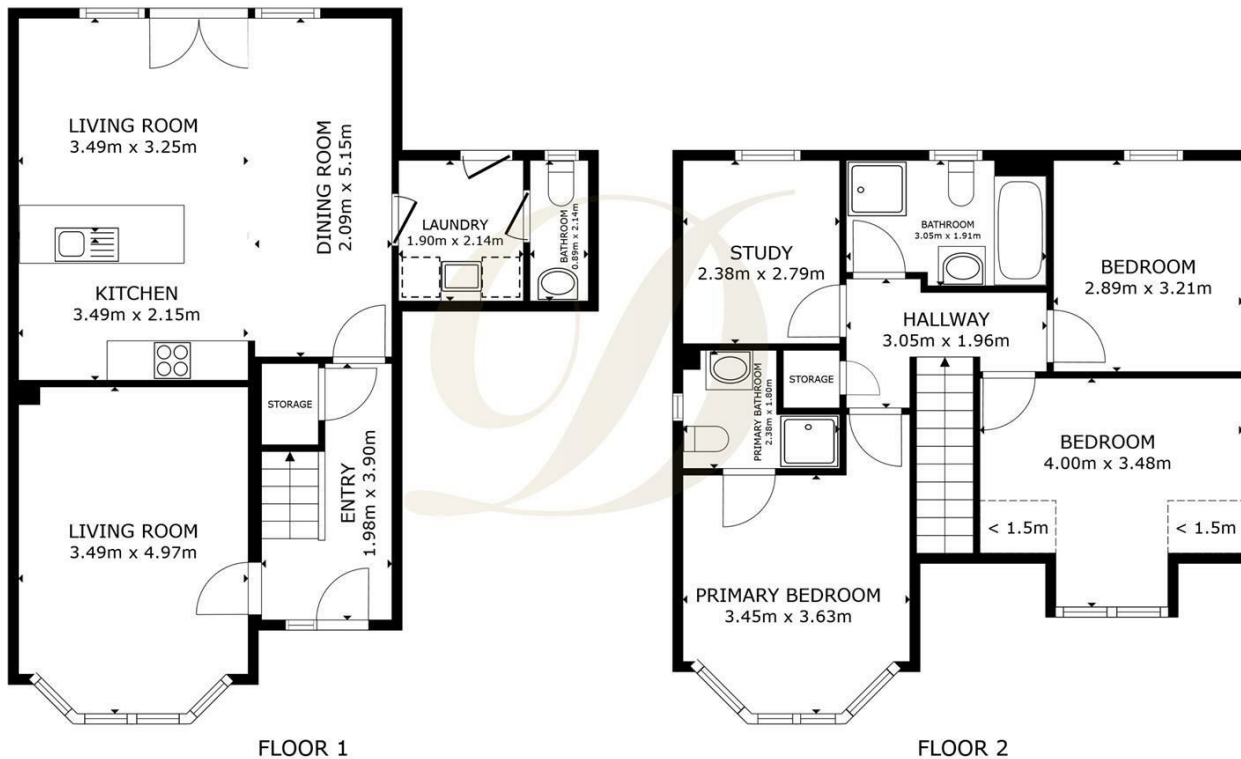
Internally, the home benefits from UPVC double glazing and gas central heating throughout. On entry, you are welcomed by a bright hallway leading into a spacious and elegantly decorated lounge — a perfect setting for relaxing or entertaining, enhanced by large windows that flood the room with natural light.

The heart of the home is the impressive open-plan kitchen and dining area, ideal for family living or hosting guests. The kitchen offers generous storage, sleek integrated appliances, and a contemporary finish, while Velux windows add a sense of light and space. A separate utility room and convenient ground-floor WC complete the ground floor accommodation.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with a stylish en-suite shower room. A modern four-piece family bathroom serves the remaining bedrooms.







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 Davies

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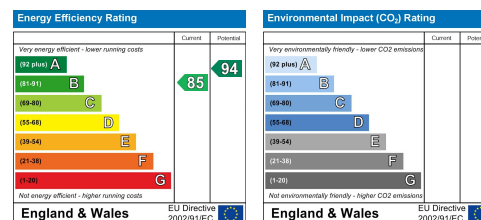
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