



77, Leslie Road, St. Helens, WA10 3EU

Asking Price £160,000

*David
Davies* *Collection*

77, Leslie Road, St. Helens, WA10 3EU

- EPC: TBC
- Council Tax Band: A
- Leasehold
- Three Bedroom Semi-Detached Property
- Excellent Kerb Appeal With Front Garden & Driveway
- Bright Front Living Room
- Fitted Kitchen Diner
- Modern Ground Floor White Bathroom
- Principal Bedroom With WC En-Suite
- Spacious & Private Rear Garden With Lawn & Patio

We are delighted to present this lovely three-bedroom semi-detached property located on the ever-popular Leslie Road. Offering excellent kerb appeal, the home features a beautifully maintained front garden and convenient driveway parking.

The ground floor comprises a welcoming entrance hallway, a bright and cosy front living room, and a fitted kitchen diner ideal for family meals. A modern white three-piece bathroom completes the ground floor accommodation.

To the first floor, the landing provides access to two generous double bedrooms and a comfortable single bedroom. The principal bedroom further benefits from the added convenience of a private WC en-suite.

A particular highlight of this home is the fantastic rear garden—a spacious, private outdoor area with a large lawn and a flagged patio space perfect for outdoor dining and relaxation.

This is a wonderful opportunity to acquire a well-maintained family home in a desirable location. Early viewing is strongly recommended.

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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