



54, Queens Drive, Windle, WA10 6HF

£250,000

*David
Davies* *Collection*



54, Queens Drive, Windle, WA10 6HF

- EPC: TBC
- Council Tax Band: C - St Helens
- Freehold
- Semi Detached Property
- No Onward Chain
- Three Bedrooms
- Extended Kitchen
- Driveway Parking
- Two Reception Rooms
- Rear Paved Garden

We are delighted to bring to market this three-bedroom semi-detached property located in the highly sought-after area of Windle. Offered with no onward chain, this home presents an excellent opportunity for buyers looking to modernise and create a property tailored to their own taste. Probate has been applied for.

The ground floor comprises an entrance porch, welcoming hallway, front living room, a further rear reception room, and an extended modern fitted kitchen. The layout offers superb potential to reconfigure into a stunning open-plan kitchen, dining, and living space.

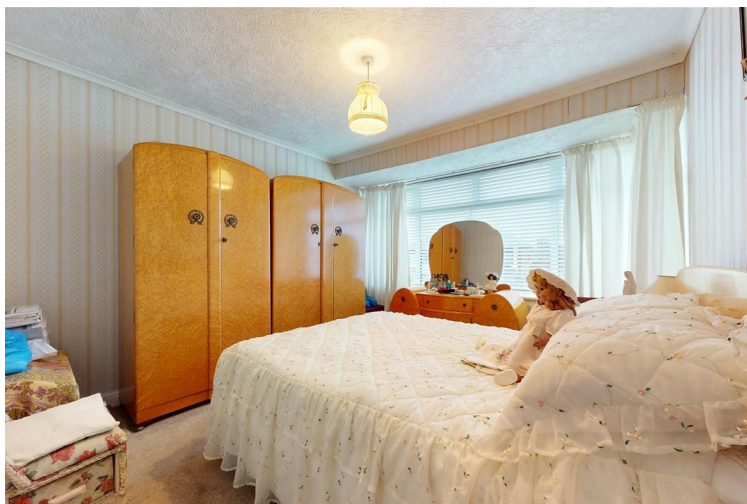
To the first floor, off the landing, are three well-proportioned bedrooms and a three-piece family bathroom.

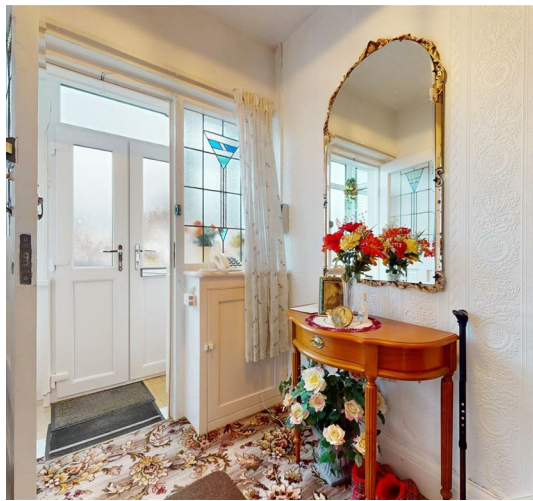
Externally, the property offers driveway parking for two cars to the front. To the rear is a practical paved garden with a shed providing useful storage.

A fantastic opportunity in a prime location—ideal for investors, first-time buyers, or those seeking a project to put their own stamp on.

* Probate has been applied for *

EPC: TBC





Floorplan To Follow



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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	

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