



**296, Reginald Road, Sutton, WA9 4HX**

**£130,000**

**David**  
**Davies** *D*  
**Collection**

# 296, Reginald Road, Sutton, WA9 4HX

- EPC: C
- Leasehold - 910 Years Remaining
- Mid Terraced Property
- Ground Floor WC
- Modern Bathroom
- Council Tax Band: A - St Helens
- No Onward Chain
- Large Open Plan Reception Room
- Three Bedrooms
- Rear Garden

David Davies Sales & Lettings are delighted to bring to market this spacious three-bedroom mid-terraced property, offered with 'No Onward Chain'

Located on Reginald Road, St Helens, this property presents an excellent opportunity for first-time buyers, families, or investors alike.

The ground floor boasts a large open-plan reception room, ideal for family living and entertaining, along with the added benefit of a ground floor WC. The home is complemented by a modern fitted bathroom and a well-planned kitchen.

To the first floor, you'll find three generously sized bedrooms, offering comfortable and versatile accommodation.

Externally, the property enjoys a rear garden, perfect for relaxing outdoors.

Situated close to a range of local amenities, well-regarded schools, and excellent transport links, this home is perfectly positioned to suit a variety of buyers.

With no onward chain, this is a property not to be missed. Call us TODAY to arrange your viewing!

EPC: C





GROUND FLOOR

1ST FLOOR



Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(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	

**PRS**  
Property Redress Scheme

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(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 <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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Information on tenant permitted fee's can be accessed via the link below  
[www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)

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