



63, Laffak Road, Chain Lane, WA11 9EH

£200,000

*David
Davies* *Collection*



63, Laffak Road, Chain Lane, WA11 9EH

- EPC: C
- Council Tax Band: St Helens: B
- Freehold
- Semi Detached Property
- Three Bedrooms
- Family Bathroom
- Modernised Throughout
- Immaculately Presented
- Modern Kitchen Diner
- Off Road Parking

David Davies Sales & Lettings are delighted to present to the market this beautifully presented three-bedroomed semi-detached home, located in the popular Chain Lane area of St Helens.

Immaculately maintained and thoughtfully modernised, the property offers a light, neutral décor throughout, creating a ready-to-move-into home that will appeal to a wide range of buyers.

Enjoying superb kerb appeal, the property sits in an elevated position, set back from the road and framed by a charming front garden. A driveway provides off-road parking for multiple vehicles, adding convenience to its attractive frontage.

The accommodation briefly comprises a welcoming entrance hallway, leading to a spacious and beautifully decorated living room filled with natural light. To the rear, the stunning modern kitchen diner is fitted with sleek units and integrated appliances, offering ample space for dining and entertaining. Patio doors open directly onto the rear garden, creating an effortless connection between indoor and outdoor living.

To the first floor, the landing leads to three well-proportioned bedrooms, two of which are generous doubles, providing comfortable living space for families or those needing a home office. A modern wet room completes the first-floor accommodation.

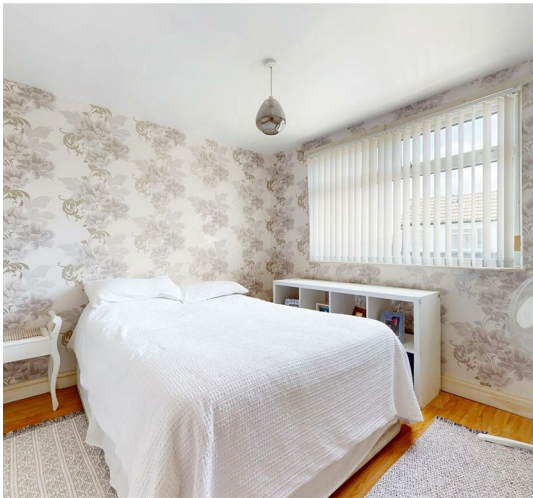
Externally, the rear garden is a true highlight, benefiting from afternoon sun and offering a perfect space for relaxation and entertaining. A lower flagged patio area is ideal for outdoor furniture and summer dining, while artificial turf on the raised section ensures a low-maintenance, attractive outdoor space all year round.

Located in a popular residential area, the property is close to excellent local amenities, schools, and transport links, making it perfectly positioned for families and commuters alike.

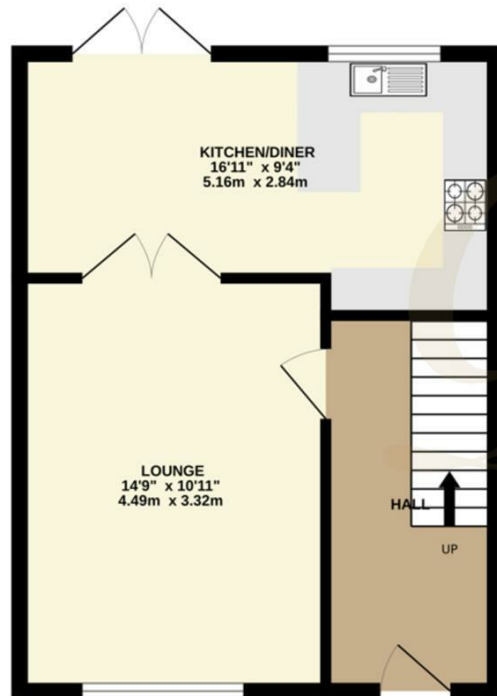
Early viewing is highly recommended to fully appreciate the condition, space, and outdoor living this home offers.

EPC: C

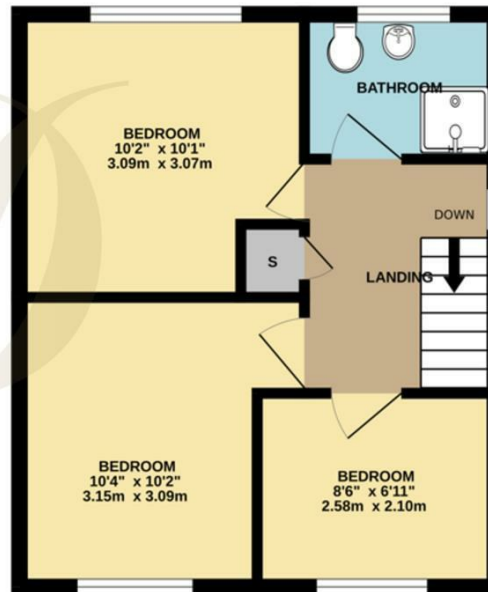




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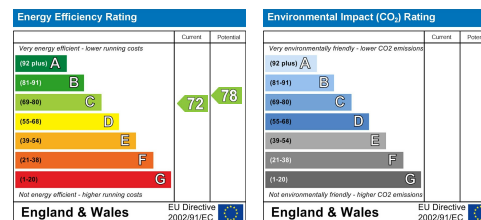
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