



48, St. Wilfrids
Park, Halton, LA2 6PW

48, St. Wilfrids Park, , Halton

The property at a glance **3** **1** **1**

- Mid Terraced Property
- Three Cosy Bedrooms
- Spacious Kitchen
- One Reception Room
- Enclosed Garden To The Rear
- Perfect Home For A Family
- Conservatory
- Tenure Freehold
- Council Tax Rating: B
- EPC Rating: C

R&B
ESTATE AGENTS

GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

£190,000

Get to know the property



A DECEPTIVELY SPACIOUS THREE BEDROOM HOME IN A SOUGHT AFTER LOCATION

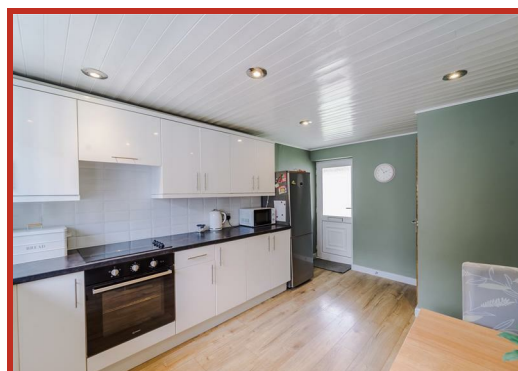
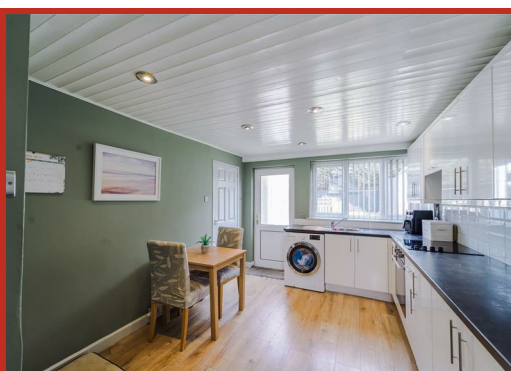
Welcome to this charming property located in the sought-after area of St. Wilfrids Park, Halton. This deceptively spacious three-bedroom mid-terrace house offers a wonderful opportunity for a new homeowner.

Upon entering, you are greeted by a spacious kitchen diner that leads to the garden and the inner hall. The inner hall leads to a large reception room that provides ample space for entertaining guests or simply relaxing with your family. The addition of a conservatory allows for natural light to flood the room, creating a bright and airy atmosphere.

The property boasts three cosy bedrooms, perfect for a growing family or those in need of a home office space. The family bathroom provides convenience for all residents.

One of the highlights of this home is the enviable rear garden, offering a tranquil escape from the hustle and bustle of everyday life. Whether you have a green thumb or simply enjoy al fresco dining, this outdoor space is sure to impress.

Don't miss out on the opportunity to own a piece of history in this well-established neighbourhood. Contact us today to arrange a viewing and envision the endless possibilities this home has to offer.



48 St. Wilfrids Park, Halton,
LA2 6PW



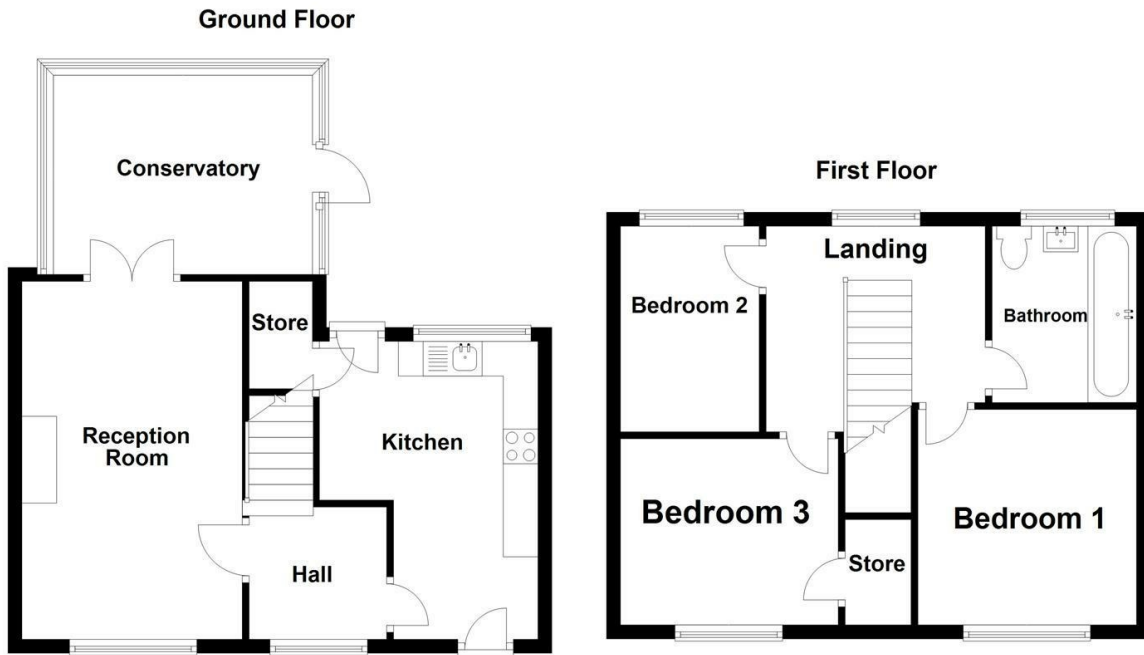
GET IN TOUCH TODAY

01524 889000

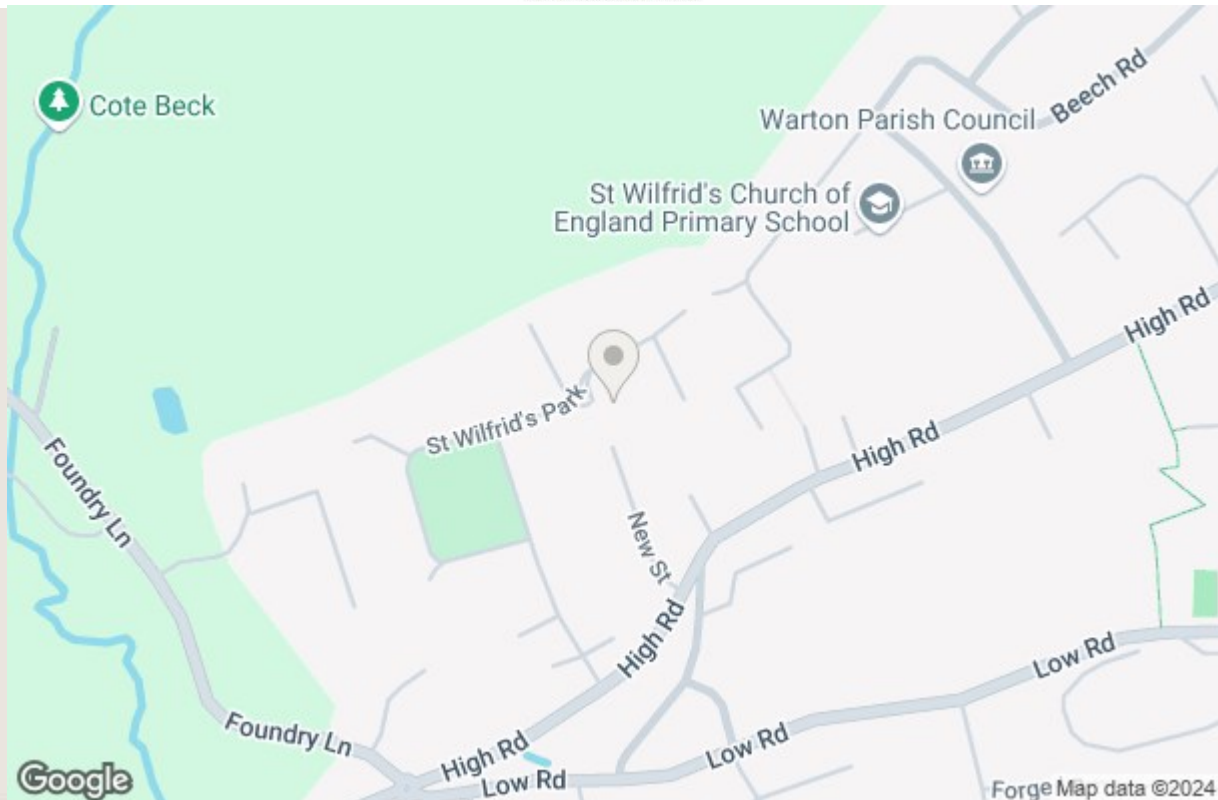
lancaster@rbestateagents.co.uk

www.rbstateagents.co.uk

Take a nosey round



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

| 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 | | | |
| | | 69 | 85 |
| 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 | |