



44 DALE CRESCENT ST HELENS, WA9 4YE

£180,000
FREEHOLD

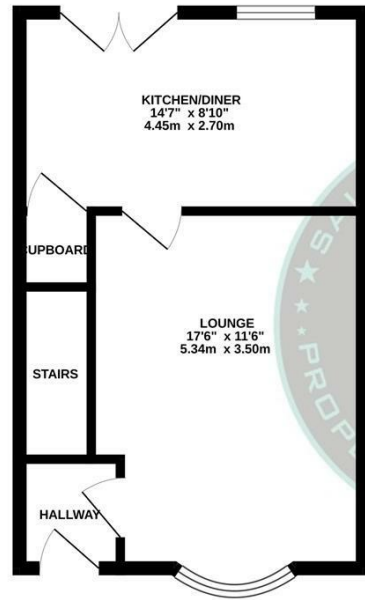
Nestled in the sought-after location of Dale Crescent, this charming semi-detached house presents an excellent opportunity for those seeking a comfortable family home. It would make an excellent first time purchase or a growing family looking for a little more space. The property boasts a spacious driveway, providing convenient parking for residents and guests alike and a generous rear garden along with garage to the side of the property.

Upon entering, you will be greeted by a small hallway, leading off to a light and spacious bay fronted lounge. The recent decoration throughout the home adds a fresh and inviting atmosphere, making it easy for new owners to settle in without the need for immediate renovations. The modern kitchen diner to the rear overlooks the generous rear garden.

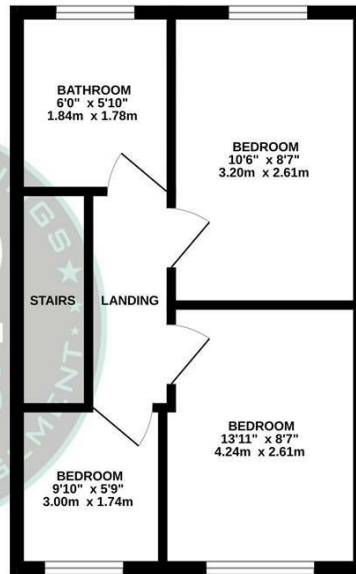
The well-proportioned bedrooms offer ample space for relaxation and personalisation, catering to families of all sizes. Each room is designed to maximise natural light, creating a warm and



GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (62.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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