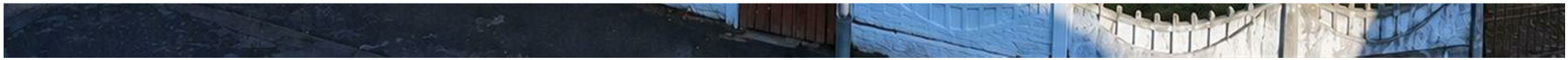


9, Brook End, St. Helens, WA9 3RS

Asking Price £140,000

David Davies Collection



9, Brook End, St. Helens, WA9 3RS

- EPC: D / Council Tax Band: A / Leasehold
- Offered With No Onward Chain
- Completely Decorated Throughout
- Spacious Living And Dining Reception Room
- Beautifully Presented Three Bedroom Semi-Detached
- Excellent Corner Plot With Gardens To Three Sides
- Recently Fitted Modern Kitchen & Brand New Oven
- New Roof And Windows Within The Last Five Years

We are delighted to bring to the market this beautifully presented three-bedroom semi-detached property, occupying an attractive corner plot and offered for sale with no onward chain. Having been extensively improved by the current owners, the property is presented in excellent condition throughout and offers a fantastic turnkey opportunity for buyers looking to move straight in without the need for further work.

The property has benefited from a number of recent improvements, including a brand-new fitted kitchen, replacement windows and a new roof, all within the last five years. Further enhancements include a new front door, fresh neutral decoration and new flooring and carpets throughout, creating a bright, modern and welcoming home.

Upon entering, you are greeted by an entrance hallway leading through to a spacious reception room, offering ample proportions for both living and dining furniture. The modern fitted kitchen is another highlight, featuring a range of contemporary units, integrated appliances and additional space for dining, making it an ideal setting for everyday family life.

To the first floor, the landing provides access to three generous bedrooms, all offering excellent accommodation, alongside a modern family shower room.

Externally, the property occupies a particularly attractive corner plot, with gardens extending to the front, side and rear, providing additional outdoor space and excellent potential for a variety of uses.

Combining modern improvements, excellent presentation, generous accommodation and the advantage of no onward chain, this lovely home would make an ideal purchase for first-time buyers, families or those looking for a property ready to move straight into. Early viewing is highly recommended.

EPC: D



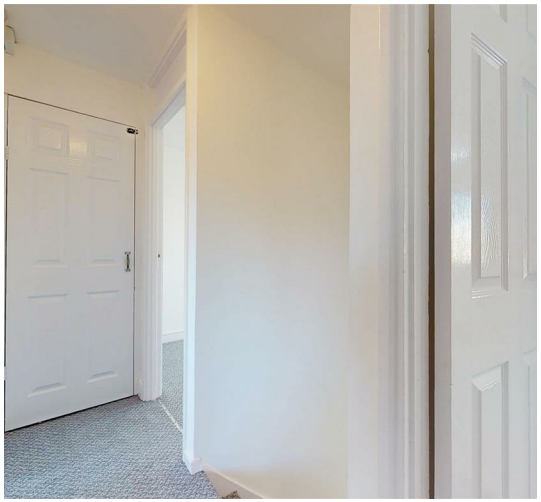








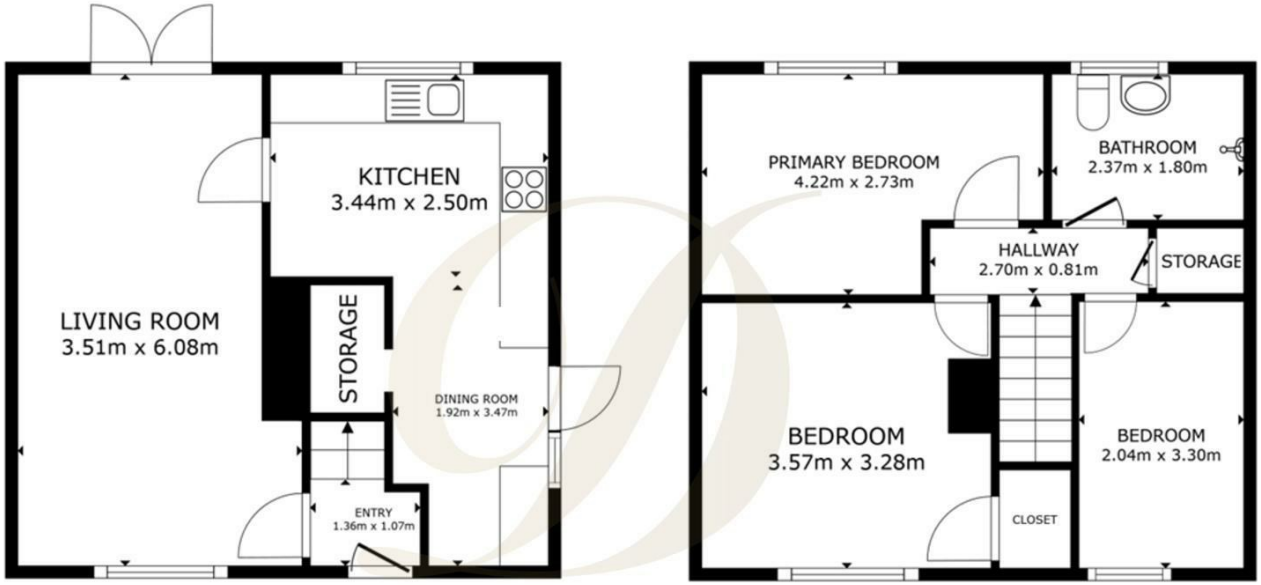












GROSS INTERNAL AREA
FLOOR 1 39.8 m² FLOOR 2 40.9 m²
TOTAL : 80.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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

