

9, Kendal Close, St. Helens, WA11 7LG

Asking Price £230,000

David Davies Collection



9, Kendal Close, St. Helens, WA11 7LG

- Tenure: Freehold | Council Tax Band: C | EPC: C
- Three Bedroom Semi-Detached Property
- Impressive Double-Storey Extension
- Offered To The Market With No Onward Chain
- Quiet Close In Rainford Junction
- Spacious Living Room Through Dining Room
- Fitted Kitchen And Second Reception Room
- Three Generous Double Bedrooms
- Stunning Modern Family Bathroom

Situated within a quiet close in the popular area of Rainford Junction, this lovely three-bedroom semi-detached property offers exceptional living space thanks to its impressive double-storey extension. Offered to the market with no onward chain, the property is an excellent opportunity for families and buyers seeking a spacious home with further potential to personalise.

To the front, the property benefits from a garden frontage and driveway parking. Upon entering, an entrance hallway leads through to a spacious living room which opens into the dining area, creating a fantastic space for relaxing and entertaining. The fitted kitchen provides access to a second reception room to the rear, offering versatile additional living space. Completing the ground floor is a useful utility room, which could potentially be adapted to suit a variety of needs, including a home office or ground-floor WC, subject to the necessary works. Furthermore, the existing layout offers excellent scope to create an impressive open-plan kitchen, dining and living space across the rear of the property.

To the first floor, the landing provides access to three well-proportioned double bedrooms, two of which benefit from fitted mirrored wardrobes. A stunning, modern family bathroom completes the accommodation.

Externally, the rear garden features a flagged patio area, ideal for outdoor seating and entertaining, alongside a lawned garden providing space for families to enjoy.

This Property is Steel Frame Construction

EPC: C

















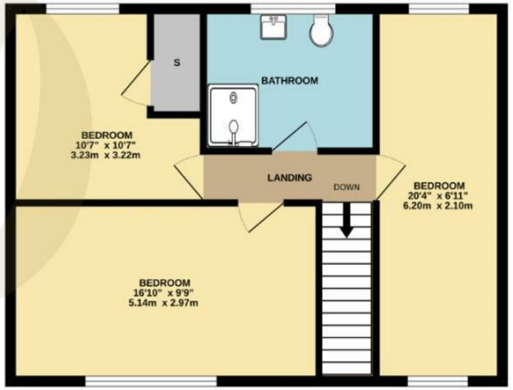




GROUND FLOOR



1ST FLOOR





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