

9, Little Lea Drive, St. Helens, WA9 5YH

Asking Price £255,000

David Davies Collection



9, Little Lea Drive, St. Helens, WA9 5YH

- EPC: B
- Freehold/Leasehold
- No Onward Chain
- Taylor Wimpey Built Semi-Detached Home
- Close To Sherdley Park & Lea Green Station
- Council Tax Band: C
- Open Aspects To Front & Rear
- Three Bedrooms With Master En-Suite
- Stylish Fitted Kitchen & Dining Area
- Parking For Two Vehicles With EV Charging Point

Set in an enviable position with open aspects to both the front and rear, this impressive semi-detached home was constructed by the highly regarded Taylor Wimpey Homes and benefits from the remainder of an NHBC guarantee certificate. The property has been thoughtfully enhanced by the current owner with a range of stylish and sophisticated additions, creating a modern and exceptionally well-presented home ready to move straight into.

The location is equally impressive, with the extensive Sherdley Park within easy walking distance, making this an ideal setting for families, dog walkers and those who enjoy outdoor space. For commuters, Lea Green Railway Station is also within walking distance, providing excellent rail connections towards both Liverpool and Manchester.

Offered for sale with the significant advantage of NO UPWARD CHAIN, the property is further complemented by a security alarm and a practical, well-planned layout arranged over two floors.

The accommodation opens into a welcoming entrance hallway, leading into a bright and comfortable lounge with stairs rising to the first floor. There is also a useful cloakroom/utility area, while the rear of the property is home to a superb fitted kitchen and dining space, providing an excellent environment for both everyday family life and entertaining.

To the first floor, the landing provides access to three bedrooms. The impressive master bedroom benefits from fitted wardrobes and a modern en-suite shower room, with two further bedrooms served by a well-appointed family bathroom.

Externally, the property enjoys a pleasant landscaped rear garden, providing an attractive and low-maintenance outdoor space. To the front, a private driveway provides parking for two vehicles and benefits from an EV charging point.

EPC: B









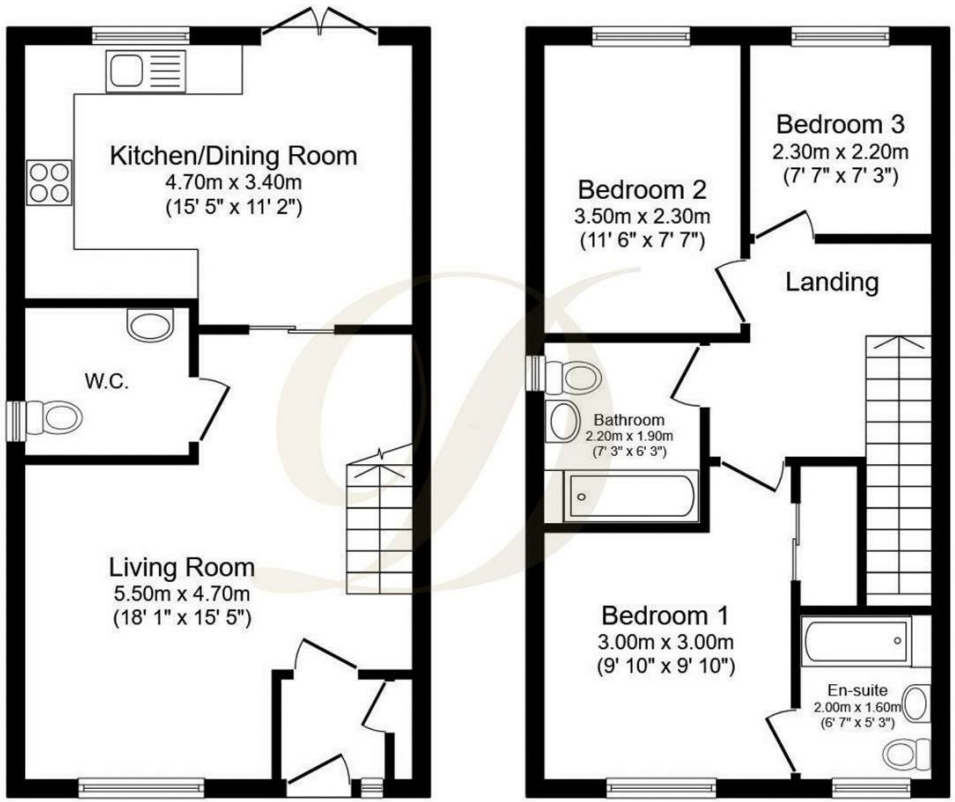










Ground Floor

First Floor

Total floor area 83.7 sq.m. (900 sq.ft.) approx



