



**137, Knowsley Road, Eccleston, WA10 4PZ**

Offers Over £160,000

*David  
Davies* *Collection*

# 137, Knowsley Road, Eccleston, WA10 4P7

- EPC: TBC
- Council Tax Band: - A - St Helens
- Freehold
- No Onward Chain
- Mid Terrace Property
- Two Reception Rooms
- Modern Kitchen With Integrated Oven & Hob
- Spacious First Floor Bathroom With Shower Over Bath
- Three Good Sized Bedrooms
- Yard To The Rear

We welcome to the sales market this beautifully presented three-bedroom mid-terraced home, with 'No Onward Chain' perfectly suited to first-time buyers or growing families.

Ready to move straight into, the property offers modern living combined with generous internal space.

Upon entry, you are welcomed into a bright and spacious through lounge, providing flexible living and dining areas—ideal for both everyday family life and entertaining guests.

To the rear is a contemporary fitted kitchen, finished to a high standard with ample workspace and storage, making it both practical and stylish. A convenient ground-floor W.C. completes the ground floor, adding everyday practicality.

The first floor offers three well-proportioned bedrooms, all neutrally decorated and ready to be personalised. A large modern family bathroom, fitted with contemporary sanitaryware, serves the bedrooms and provides a comfortable, relaxing space.

Externally, the property benefits from low-maintenance outdoor space, while further advantages include freehold ownership, gas central heating and double glazing throughout.

Situated in a convenient and popular residential location, the property is well placed for local amenities, schools, transport links and access to St Helens town centre.

This is a fantastic opportunity to purchase a move-in-ready home in a sought-after area. Early viewing is highly recommended to fully appreciate everything this home has to offer.

EPC: TBC





# Floorplan To Follow





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

*David Patrick Davis*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	