



83, Stirling Crescent, Sutton, WA9 3TY

£195,000

*David
Davies* *Collection*

83, Stirling Crescent, Sutton, WA9 3TY

- EPC: TBC
- Council Tax Band: B - St Helens
- Leasehold - 946 Years Remaining
- No Onward Chain
- Semi Detached Property
- Spacious Reception Room & Dining Room
- Conservatory
- First Floor Family Bathroom
- Three Bedrooms
- Driveway, Garage And Good Sized Rear Garden

David Davies Sales & Lettings Agent are delighted to present this three-bedroom semi-detached family home, offered to the market with no onward chain and occupying a highly convenient position within the popular Sutton area of St Helens. Ideally located just a short distance from the beautiful Sherdley Park and Lea Green Railway Station, the property benefits from excellent local amenities and superb transport links, making commuting to both Liverpool and Manchester effortless.

This property presents an excellent opportunity for buyers looking to modernise and personalise a home to their own tastes, offering generous accommodation and significant potential throughout.

The accommodation begins with an entrance porch leading into a spacious reception room, providing ample space for both living and dining areas. Filled with natural light, this versatile room offers the perfect setting for relaxing with family or entertaining guests.

To the rear of the property is the fitted kitchen, together with a conservatory overlooking the rear garden, providing additional living space and a pleasant area to enjoy views of the outdoors throughout the year.

To the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom comprising a shower, wash basin and WC.

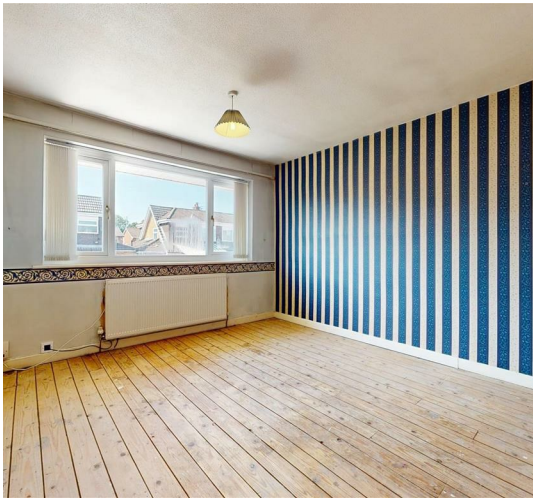
Externally, the property benefits from a low-maintenance rear garden, offering a private outdoor space ideal for relaxing, entertaining or enjoying the warmer months.

Combining a sought-after location, excellent commuter links, no onward chain and fantastic potential for improvement, this property represents a superb opportunity for first-time buyers, families and investors alike. Early viewing is highly recommended.

Probate Has Been Granted On This Property

EPC: TBC





Floorplan To Follow



The image shows the exterior and interior of the David Davies Estate Agency. The storefront features the company name in large, illuminated blue script. Inside, there are several display boards filled with property listings. A circular inset shows a bright, empty room with large windows and a wooden floor.

David Davies

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

David Davies

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	

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