



281, Mill Lane, Sutton, WA9 4EY

Asking Price £155,000

David
Davies
Collection

281, Mill Lane, Sutton, WA9 4EY

- EPC: D
- Leasehold - 886 Years Remaining
- Immaculately Presented
- Modern Fitted Kitchen
- Three Bedrooms
- Council Tax Band: A
- NO CHAIN
- Through Living Room/Dining Room
- First Floor Bathroom
- Private Low Maintenance Rear Yard

Presented to a high standard throughout, this spacious and thoughtfully reconfigured three-bedroom mid-terrace home offers modern living in a popular residential location with NO ONWARD CHAIN!

The property has been intelligently adapted to include three well-proportioned bedrooms and a stylish upstairs family bathroom, making it ideal for a range of buyers.

The ground floor accommodation comprises a welcoming entrance porch and hallway, leading into a generous through lounge and dining area, perfect for both relaxing and entertaining. To the rear, a modern fitted kitchen offers an array of wall and base units with ample preparation space, flowing through to a veranda that provides additional utility or storage potential.

To the first floor are three good-sized bedrooms, alongside a contemporary family bathroom, all well presented and offering functional and comfortable living space.

Externally, the property boasts low-maintenance gardens to both the front and rear. The rear garden is complemented by an outdoor WC and storage area, enhancing practicality and convenience.

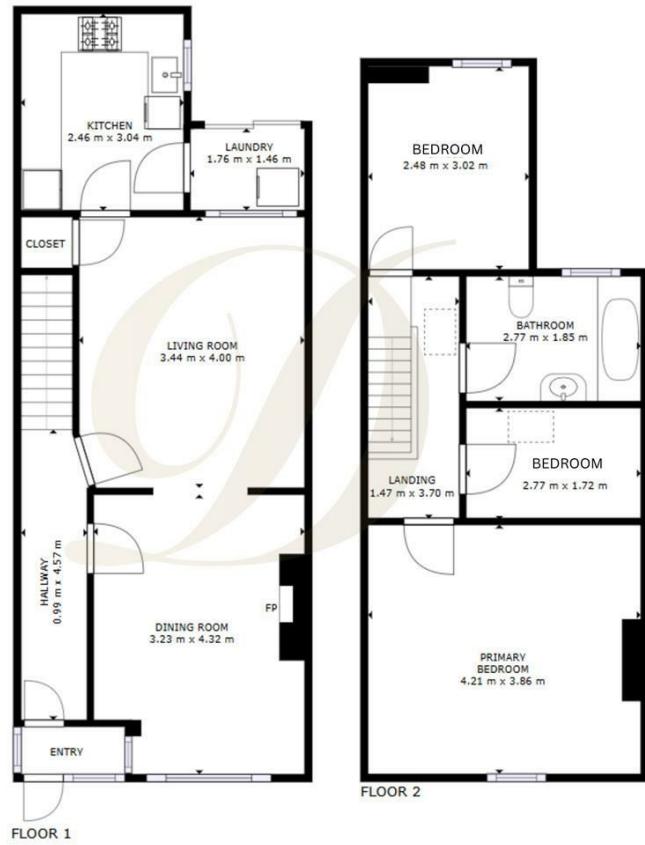
Situated in Sutton Leach, a sought-after suburb of St Helens, the home benefits from being just a short drive to the town centre, with a wide range of shops, schools, and leisure facilities within easy reach. Lea Green train station and excellent access to the M62 motorway network provide superb commuter links to Liverpool, Manchester, and beyond.

An ideal opportunity for first-time buyers, families, or investors —internal inspection is highly recommended to fully appreciate the quality and space this property has to offer.

EPC: D







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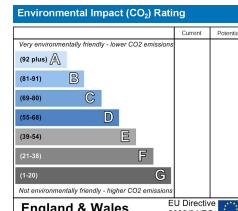
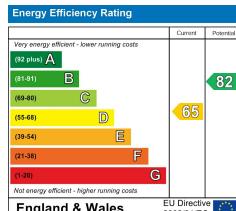
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