



4, Melville Close, West Park, WA10 4EU

£300,000

*David
Davies*  *Collection*

4, Melville Close, West Park, WA10 4EU

- EPC: C
- Council Tax Band: D - St Helens
- Freehold
- Detached Property On Corner Plot
- Two Reception Rooms
- Three Good Sized Bedrooms
- Family Bathroom, En-suite & Ground Floor W.C
- Driveway For Two Vehicles
- Large Rear Garden
- Close To Local Amenities

Situated on a highly regarded residential development in St Helens, this impressive three-bedroom detached residence occupies a substantial corner plot and offers exceptional kerb appeal. This attractive freehold home benefits from driveway parking for two vehicles, access to an attached garage, and well-maintained gardens to the front and side elevations, creating an immediate sense of space and privacy.

The accommodation is thoughtfully arranged and well proportioned throughout. A welcoming entrance hallway leads to a convenient ground floor WC. The open-plan living room through lounge provides an elegant and versatile reception space, ideal for both everyday family living and entertaining, with an abundance of natural light enhancing the overall feel.

To the rear, the modern fitted kitchen is complemented by a separate utility room, which offers additional storage and internal access to the garage. The layout presents excellent potential for reconfiguration, with significant scope to create a substantial open-plan kitchen diner across the rear of the property, subject to the necessary approvals.

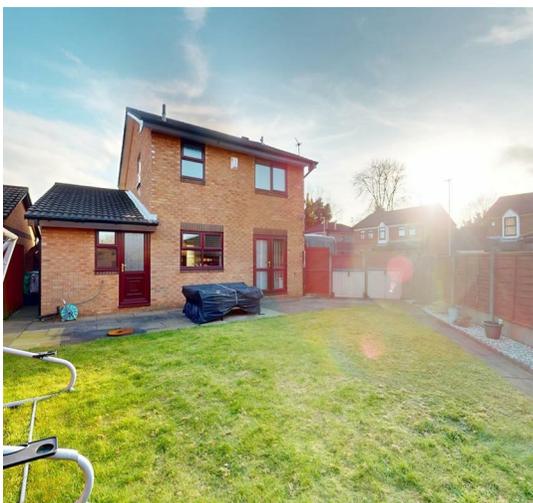
To the first floor, the landing leads to three generous bedrooms, including a well-proportioned principal bedroom benefitting from a contemporary en-suite shower room. The family bathroom, refurbished within the last twelve months, is a particular highlight, finished to a high standard with stylish fittings.

Externally, the rear garden is a superb feature, boasting a neatly laid lawn and a flagged patio seating area, providing an ideal setting for outdoor dining and relaxation.

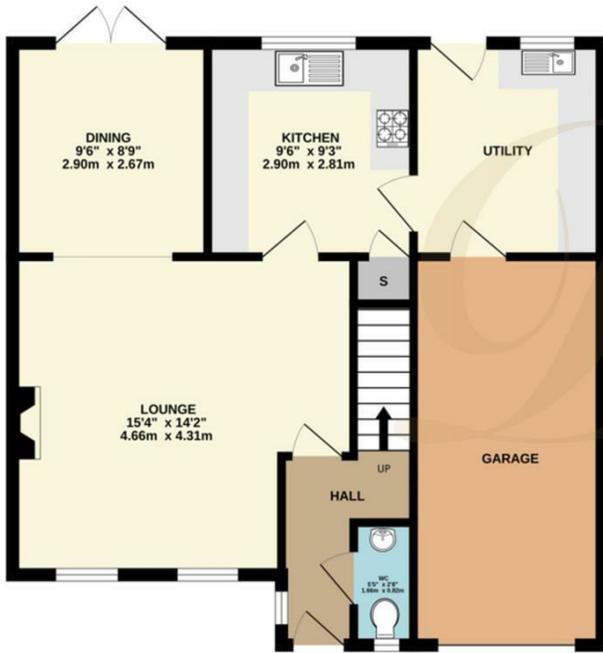
A rare opportunity to acquire a beautifully presented detached home offering space, potential and a prime corner position — early viewing is strongly advised.

EPC: C

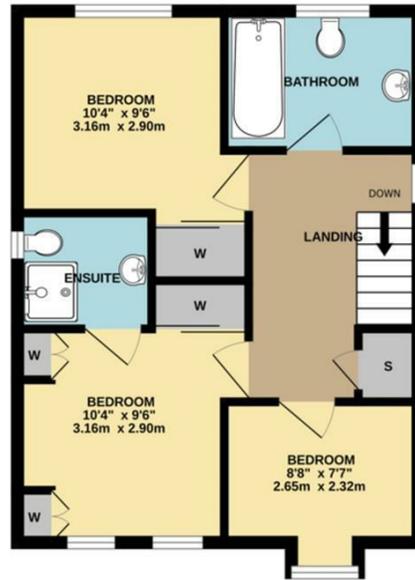




GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



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

David Paul Davis

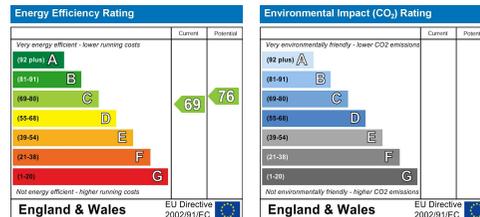
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.



Information on tenant permitted fee's can be accessed via the link below www.daviddaviesestateagent.co.uk/tenant

22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk