



6, Fiddler Street, St Helens, WA10 3DZ

Asking Price £160,000

*David
Davies* Collection

6, Fiddler Street, St Helens, WA10 3DZ

- EPC: C
- Council Tax Band: B
- Stunning Kitchen/Diner
- Immaculately Presented Throughout
- Tenure: Freehold
- End Town House
- Spacious Reception Room
- Low Maintenance Rear Garden

Offered to the market at £160,000, this immaculately presented modern end town house would make an ideal first-time purchase or buy-to-let investment.

Fidler Street is positioned just a stone's throw from St Helens Town Centre and benefits from an excellent range of local amenities and transport links nearby, including Thatto Heath shops and train station within walking distance.

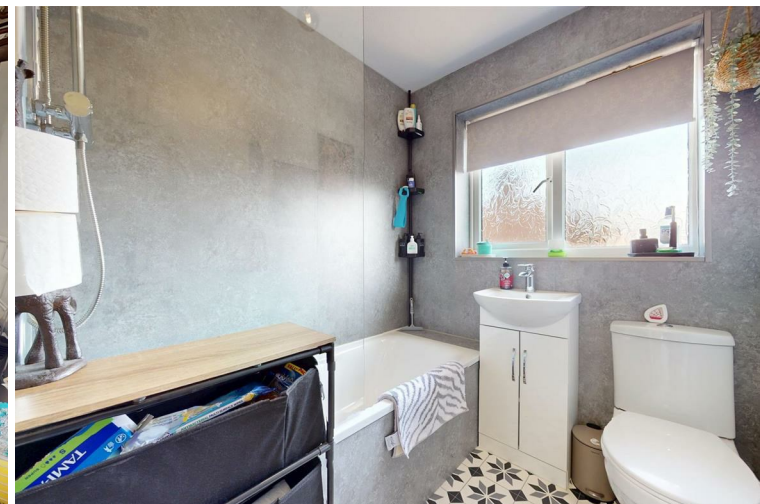
The property has been exceptionally well maintained and freshly decorated throughout. Internally, the accommodation briefly comprises; entrance hallway, a spacious lounge spanning the width of the property with stair access, and a stunning modern open-plan kitchen diner with French doors and a further window flooding the room with natural light.

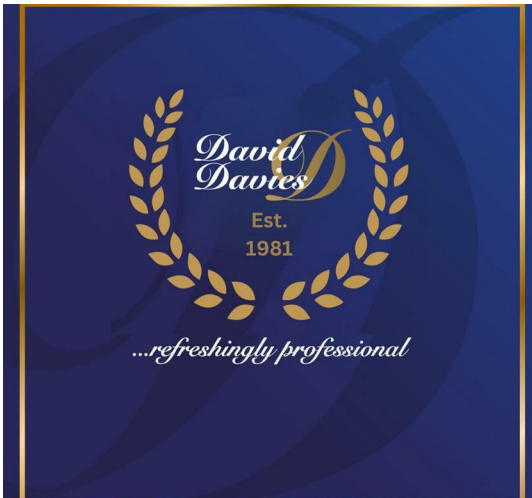
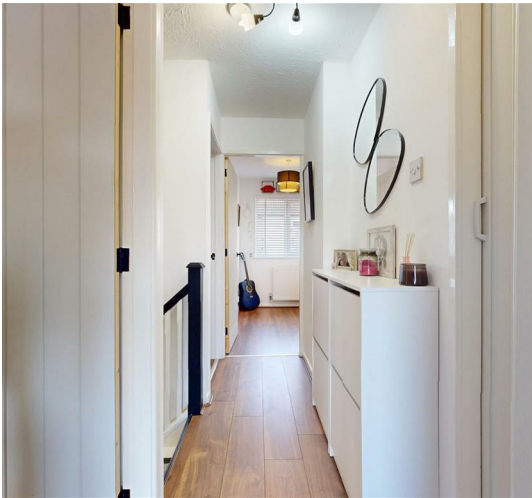
To the first floor are three bedrooms, with the master benefitting from built-in storage, alongside a contemporary family bathroom and a landing area with a useful storage cupboard.

Externally, there is a small garden area to the front, whilst the rear boasts a low-maintenance garden with paved seating area and gated driveway providing essential off-road parking.

The property is Freehold and is offered with no onward chain. Early viewing is highly recommended to fully appreciate the modern layout and presentation on offer.

EPC: C





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 Paul David

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		70	85				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	