17, Queensway, St. Helens, WA11 7BX

Asking Price £135,000

David Davies Collection

17, Queensway, St. Helens, WA11 7BX

- Freehold | Council Tax Band: B | EPC: D
- Fantastic Private Rear Garden
- Two Separate Reception Rooms
- Scope To Create Open-Plan Living
- Three Bedroom Semi-Detached Home
- Off-Road Parking
- Excellent Potential To Modernise
- Great Commuter Links

We are delighted to welcome to the market this three-bedroom semi-detached property, ideally positioned on Queensway in St Helens, offering excellent access to the East Lancashire Road and providing superb commuter links towards Liverpool, Manchester and surrounding areas. The property is also conveniently placed for a wide range of local amenities, with the popular Carr Mill Dam and its surrounding walks and leisure facilities close by.

The property offers well-proportioned accommodation throughout and, whilst providing a comfortable layout currently, presents an excellent opportunity for a purchaser to modernise and personalise the home to their own requirements.

Upon entering, the hallway provides access to two separate reception rooms, currently utilised as a front living room and rear dining room. To the rear is a small kitchen which leads through to a useful lean-to.

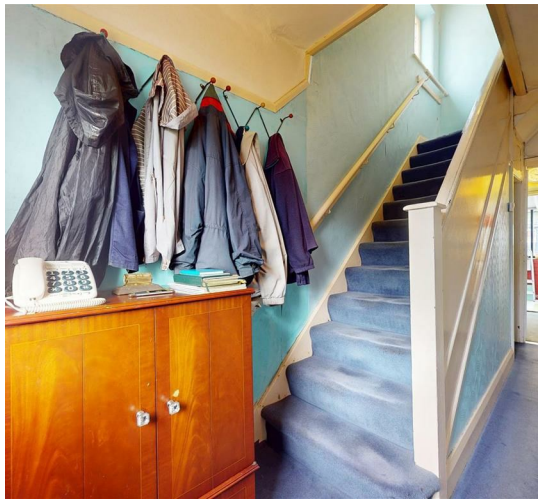
There is particularly good potential to reconfigure the ground floor to create a more contemporary open-plan living space. This could include opening the living room through into the dining room, or alternatively creating an impressive open-plan kitchen and dining area to the rear, subject to any necessary permissions and building regulations.

To the first floor, the landing provides access to three bedrooms and a family shower room, offering practical accommodation for families, couples or those looking for additional space to work from home.

Externally, the property is garden fronted and benefits from off-road parking to the front, whilst to the rear is a real highlight of the property — a spacious and private garden providing an excellent outdoor space for entertaining, children or simply enjoying the garden in warmer months.

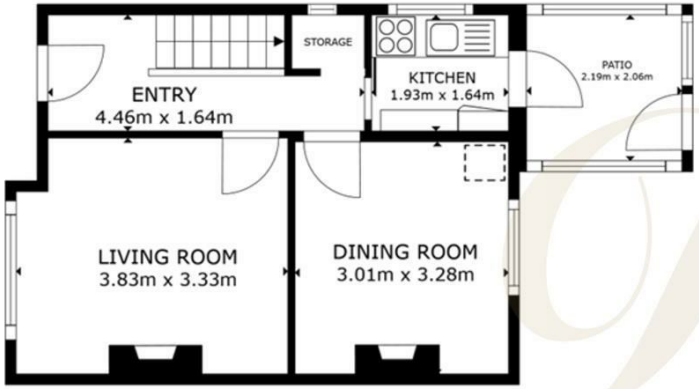
Overall, Queensway represents an exciting opportunity to acquire a three-bedroom semi-detached home in a highly convenient location, with excellent transport links, a fantastic rear garden and plenty of scope to modernise.

EPC: D

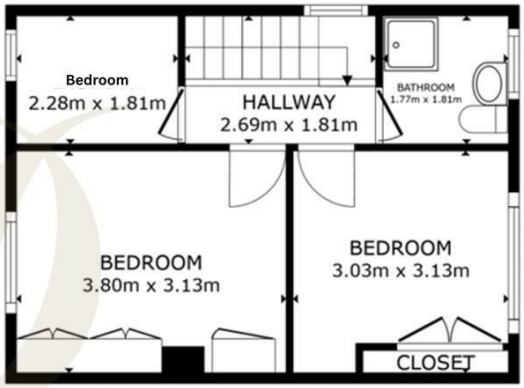


David Davies
Est.
1981

...refreshingly professional



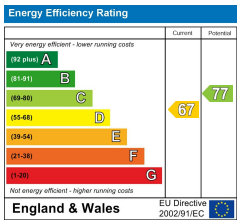
FLOOR 1

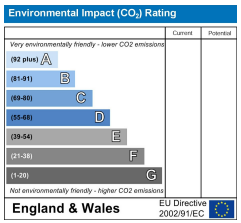


FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 34.1 m² FLOOR 2 34.9 m²
EXCLUDED AREAS : PATIO 4.5 m²
TOTAL : 69.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





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