



47, Mendip Grove, St. Helens, WA9 2EX

Asking Price £120,000

*David
Davies* Collection



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- EPC: D
- Council Tax Band: A
- Two Double Bedrooms
- Open Plan Living Through Dining Room
- Modern First Floor Bathroom
- Leasehold - 899 Years Remaining
- End Terraced Property
- Private To The Rear
- Spacious Kitchen At The Rear
- Large Storage Shed

Situated in a quiet position set back from the main road, this two-bedroom end-terraced home offers privacy to the rear and well-proportioned accommodation, making it an ideal purchase for first-time buyers, downsizers, or investors.

The property benefits from on-street parking and internally the ground floor comprises an entrance vestibule leading into an open-plan living room through dining room, creating a bright and versatile living space. To the rear is a spacious kitchen, notably larger than the typical galley-style kitchens often found in similar properties, providing ample room for storage and food preparation.

To the first floor, the landing provides access to two well-proportioned double bedrooms and a modern family bathroom.

Externally, the property enjoys a low-maintenance rear garden, designed for ease of upkeep and ideal for relaxing during the summer months, with the benefit of afternoon sunshine. The garden features artificial turf laid to lawn and a large shed, offering excellent storage. A key highlight is the complete privacy to the rear, with no overlooking properties, creating a peaceful outdoor space.

This lovely home combines generous room sizes, a quiet location, and private outdoor space, and early viewing is recommended to fully appreciate what is on offer.

EPC: D





