



11, Fisher Street, Sutton, WA9 3PU

£240,000

*David
Davies* *Collection*

11, Fisher Street, Sutton, WA9 3PU

- EPC; TBC
 - Council Tax Band: C - St Helens
 - Modern Reception Rooms & Conservatory
 - Family Bathroom, Ground Floor W.C & En Suite
 - Private Driveway
- Leasehold - 979 Years Remaining
 - Stunning Detached Property
 - Spacious Kitchen
 - Three Good Sized Bedrooms
 - Brick Shed To Rear & Low Maintenance Garden

A stunning three bedroom extended detached family home located in the sought-after area of Sutton, offering spacious and well-presented accommodation throughout.

This impressive property boasts a modern, cosy reception room, providing flexible living space for families, along with a bright and airy conservatory overlooking the rear garden. The spacious kitchen is well-equipped and ideal for everyday family living.

To the first floor, there are three good-sized bedrooms, including a principal bedroom benefiting from an en-suite shower room. A modern family bathroom serves the remaining bedrooms, whilst a convenient ground floor W.C. adds further practicality.

Externally, the property enjoys a private driveway providing off-road parking, a brick-built shed to the rear offering excellent storage, and a low-maintenance enclosed garden, perfect for relaxing and entertaining.

Early viewing is highly recommended to fully appreciate everything this exceptional detached home has to offer.

EPC: TBC





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 Davies

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

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