



**43, Windleshaw Road, St. Helens, WA10 6TA**

Offers Over £155,000

*David  
Davies* Collection



# 43, Windleshaw Road, St. Helens, WA10 6TA

- EPC: C
- Council Tax Band: A
- Two Double Bedrooms
- New Four Piece Bathroom
- Private Rear Yard
- Leasehold
- No Onward Chain
- Stunning Newly Fitted Modern Kitchen
- Open Plan Living Room Through Dining
- Entrance Porch

Situated in the highly regarded area of Dentons Green, this exceptional two-bedroom terraced property is offered to the market with no onward chain and is presented to an excellent standard throughout, making it ideal for buyers seeking a home that is truly ready to move into. The property is completely empty and some additional photos have been added using AI to show its full true potential.

To the front of the property are no houses, meaning it is not overlooked adding privacy. The front boasts an attractive paved frontage, enclosed by a low wall and gated access, providing both kerb appeal and a sense of privacy. Internally, the accommodation begins with an entrance porch, leading through to a bright and spacious open-plan lounge and dining room.

Towards the rear is the stunning modern kitchen, which has been recently done and finished with high quality fittings. There is an ante space with a spacious storage cupboard and a new composite door which provides access to the rear garden. The bathroom completes the ground floor and it is a stunning modern four piece bathroom, which seamlessly flows with the modern kitchen, both fitted at the same time.

The first floor provides two well-proportioned double bedrooms.

Externally, the property enjoys a low-maintenance rear yard.

Conveniently positioned close to local amenities, reputable schools, and excellent transport links, this beautifully presented home successfully blends period charm with modern convenience and represents an outstanding opportunity for a range of buyers.

EPC: C







David Davies

David Davies

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

David Patrick Davies

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

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