



**7, Welwyn Close, Sutton Heath, WA9 5HL**

Offers In The Region Of £180,000

*David  
Davies* Collection



## 7, Welwyn Close, Sutton Heath, WA9 5HL

- EPC: C
- Council Tax Band: A - St Helens
- Freehold
- Extended Mid Terraced Property
- Nice Tree Lined Pathway To Front Of Home
- Fieldland Views From The Front
- Modernised Completely Throughout
- Stunning Family Bathroom
- Three Good Sized Bedrooms
- Parking To Rear With Double Gates To Car Port & Garage

David Davies Sales & Lettings are delighted to present this stunning three-bedroom terraced property located on the sought-after Welwyn Close in Sutton Heath, St Helens. Beautifully extended to the rear and modernised throughout, the property offers a perfect blend of contemporary living while still retaining charming character features.

A standout feature of this home is its superb position overlooking open fields to the front, with no road directly in front. Accessed via a pleasant tree-lined pathway, the property enjoys excellent kerb appeal, being garden fronted with attractive planting, a seating area and a large enclosed front porch, currently used as an additional sitting space – the perfect place to relax and enjoy the open views.

Upon entering through the porch you are greeted by a feature internal door with surrounding stained glass windows, leading into the hallway and the spacious open plan living and dining room. This bright and welcoming space features a centrepiece fireplace, views to the front and French doors opening onto the rear yard, ideal for modern living and entertaining.

The ground floor is completed by the extended kitchen, fitted with modern units, integrated appliances, a breakfast bar and a skylight allowing natural light to flood the space.

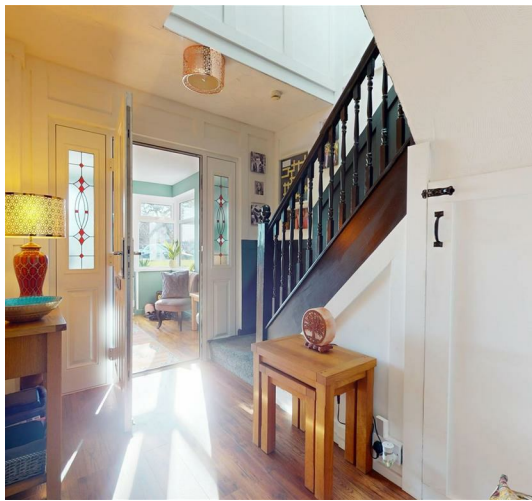
To the first floor, the landing benefits from a feature skylight creating a bright and airy feel. There are three well-proportioned bedrooms, two generous doubles with fitted wardrobes, along with a modern three-piece family shower room.

Externally, the property benefits from a private rear yard, perfect for enjoying the summer months. There is also an attached garage with a separate utility wash room and storage space, plus a secure car port and a further large garage/workshop, offering excellent potential for a home office, gym or additional storage.

EPC: C











Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*David Paul David*

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| 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                             |  | EU Directive 2002/91/EC |           | England & Wales   |  | EU Directive 2002/91/EC |           |



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**22 Church Road, Rainford, St Helens, WA11 8HE**  
**T: 01744 885753**  
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