



**22, Lemon Tree Walk, Toll Bar, WA10 3EF**

Offers Over £195,000

*David  
Davies* Collection



## 22, Lemon Tree Walk, Toll Bar, WA10 3EF

- EPC: C
- Council Tax Band: B - St Helens
- Leasehold - 963 Years Remaining
- Extended Semi Detached Property
- Recently Refurbished Throughout
- Spacious Reception Room
- Utility & Ground Floor W.C
- Two Good Sized Bedrooms
- First Floor Family Bathroom
- Driveway Parking

Situated on a lovely plot within a quiet residential location, this stunning two-bedroom semi-detached home has been extended and fully modernised throughout, creating a stylish property that is completely move-in ready. Finished to an excellent standard, including quality oak internal doors, the home perfectly combines character with contemporary living.

Elevated from the road, the property enjoys excellent kerb appeal and benefits from driveway parking for multiple vehicles.

Internally, the accommodation briefly comprises an entrance porch, leading into a beautifully presented front living room featuring an attractive centre-piece fireplace, creating a warm and welcoming reception space. To the rear is a stunning modern kitchen diner, fitted with contemporary units and an integrated oven, providing an ideal space for both everyday living and entertaining. The ground floor is further enhanced by a spacious utility room and a convenient downstairs WC.

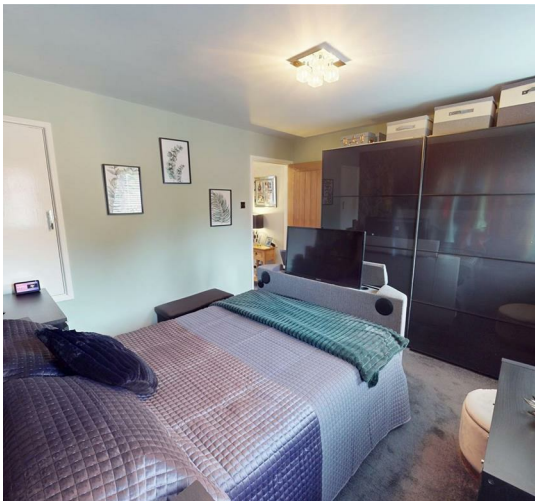
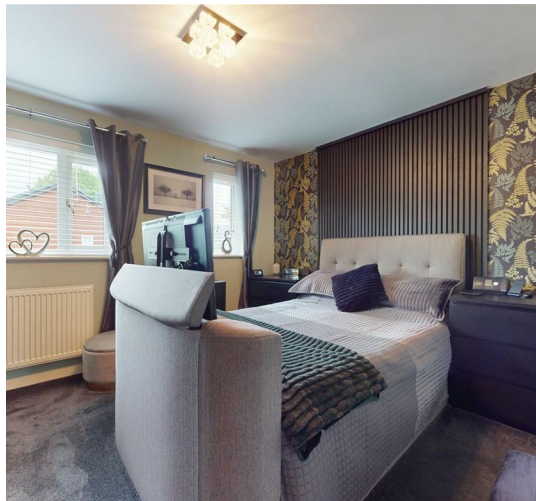
To the first floor, the landing provides access to two well-proportioned bedrooms and a modern family shower room, all presented to a high standard throughout.

Externally, the property continues to impress with a private and low-maintenance rear yard, thoughtfully designed by the current owner to create a charming outdoor retreat. Filled with an abundance of plants and seating areas, it offers the perfect environment for relaxing or entertaining during the warmer months.

This superb home offers stylish accommodation in a peaceful setting and is ideal for first-time buyers, downsizers, or anyone seeking a property ready to move straight into. Early viewing is highly recommended.

EPC: C







FLOOR 1



FLOOR 2



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

*David Paul David*

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			

Energy Efficiency Rating: Current 73, Potential 78

Environmental Impact (CO<sub>2</sub>) Rating: Current (69-80) C, Potential (81-91) B