



**69, French Street, St. Helens, WA10 3DT**

Offers Over £140,000

*David*  
*Davies*  
*Collection*

# 69, French Street, St. Helens, WA10 3DT

- Leasehold
- Council Tax Band: A
- Terraced Property
- Large Living Room Through Dining Room
- Ground Floor Shower Room
- EPC: D
- Two Double Bedrooms
- Modernised Throughout
- Modern Kitchen
- Private Rear Garden

We are delighted to present this beautifully maintained mid-terraced home, ideally located within a popular and well-established residential area of St Helens, offering convenient access to local amenities, transport links and everyday essentials.

The accommodation is thoughtfully arranged and comprises a spacious and light-filled lounge/dining room, providing an excellent setting for both relaxation and entertaining. This leads through to a well-equipped fitted kitchen, offering practical workspace and storage. The ground floor is completed by a modern shower room, finished to a contemporary standard.

To the first floor, the property boasts two generously sized double bedrooms, each offering comfortable living space and versatility for a range of buyers. The secondary bedroom has large fitted wardrobes.

Externally, the home enjoys a walled front garden, adding character and kerb appeal, along with a private rear garden, ideal for outdoor seating and low-maintenance enjoyment.

Additional benefits include gas central heating via a newly installed combi boiler, along with new double glazing and external doors, ensuring improved comfort and energy efficiency throughout.

An excellent opportunity to acquire a well-presented home in a convenient location — early viewing is strongly recommended to fully appreciate the quality and appeal on offer.

EPC: D







FLOOR 1

FLOOR 2



**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, Paul, David*

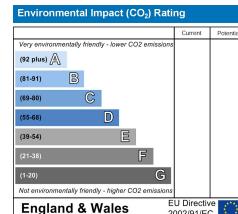
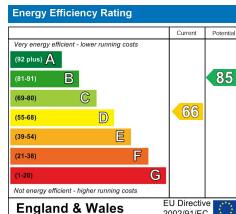
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