



12, Millers Fold, St. Helens, WA10 4QT

Offers Over £230,000

*David
Davies* *Collection*



12, Millers Fold, St. Helens, WA10 4QT

- EPC: TBC
- Council Tax Band: C
- Tenure: Leasehold
- Three Bedroom Semi Detached
- Modern Family Bathroom
- Open Plan Kitchen Diner
- Private Rear Garden
- Driveway For Multiple Cars
- Ground Floor WC
- Excellent Quiet Location

Situated within a stunning and quiet cul-de-sac, this beautifully presented three-bedroom semi-detached home offers excellent kerb appeal and is ideal for families or those seeking a peaceful yet well-connected location.

The property is garden fronted and benefits from a long driveway to the side, providing off-road parking for up to three vehicles.

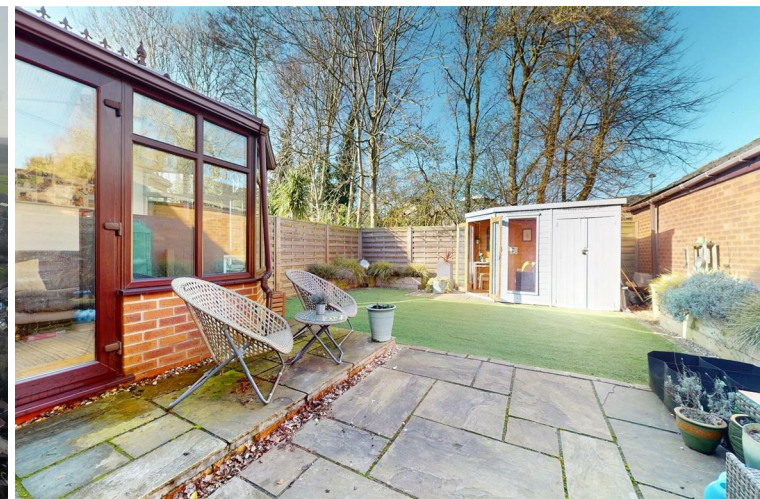
Internally, the ground floor comprises an entrance porch, which gives access to a convenient WC and a spacious front living room. The living room flows seamlessly through to a modern open-plan kitchen diner, creating a fantastic space for both everyday living and entertaining. To the rear, a conservatory further enhances the space, offering a versatile additional reception area, ideal for use as a playroom, home office, or relaxation space.

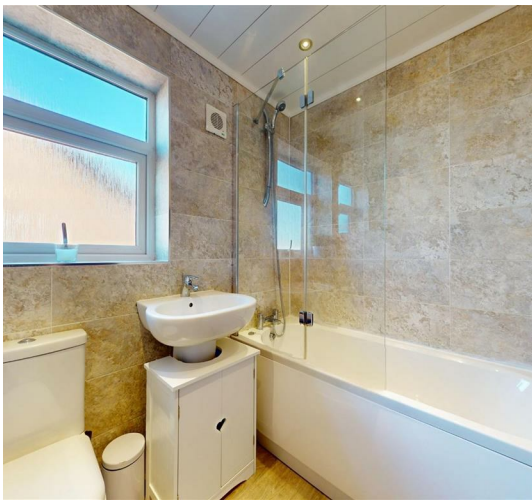
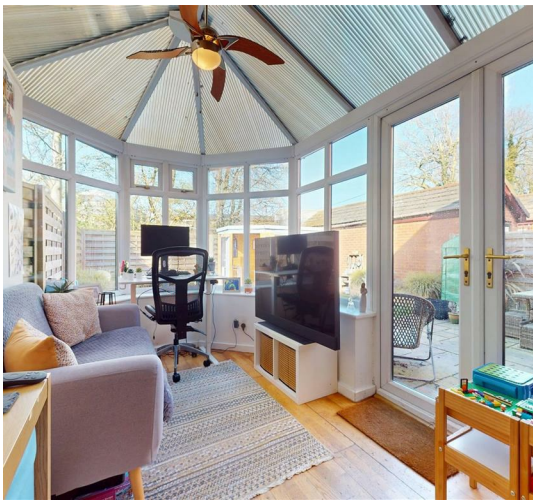
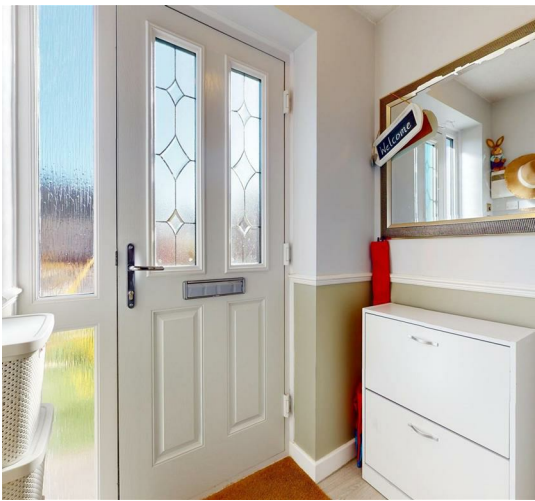
To the first floor, the landing leads to a recently fitted, stylish family bathroom and three well-proportioned bedrooms, with the principal bedroom being particularly generous in size.

Externally, one of the standout features of this home is the private rear garden, thoughtfully designed with a tiled seating area and low-maintenance artificial lawn. The garden is completed by a summerhouse with side shed, offering excellent storage or potential for conversion into a home bar, gym, or office space.

With its desirable location, modern layout, and versatile living spaces, this property is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

EPC: TBC





Floorplan To Follow



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David Davies

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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	

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