



26, Gormley Drive, Windlehurst, WA10 2UJ

Asking Price £230,000

*David
Davies* *Collection*



26, Gormley Drive, Windlehurst, WA10 2UJ

- EPC: B
- Council Tax Band: C
- Anthracite UPVC DG & GCH
- Open Plan Kitchen/Dining Room
- Ground Floor W.C.
- Leasehold
- Three Bedroomed Semi Detached
- Loft Room
- Off-Road Parking
- Spacious Rear Garden

David Davies Sales & Lettings Agent is delighted to bring to market this beautifully presented three-bedroom semi-detached home, situated in a highly desirable location just off City Road, within walking distance of Victoria Park and offering superb access to the A580 East Lancashire Road—ideal for commuters with connections to major motorway networks across the North West.

To the front, the property features a shared driveway providing off-road parking for at least two vehicles, bordered by a neat low-maintenance hedge.

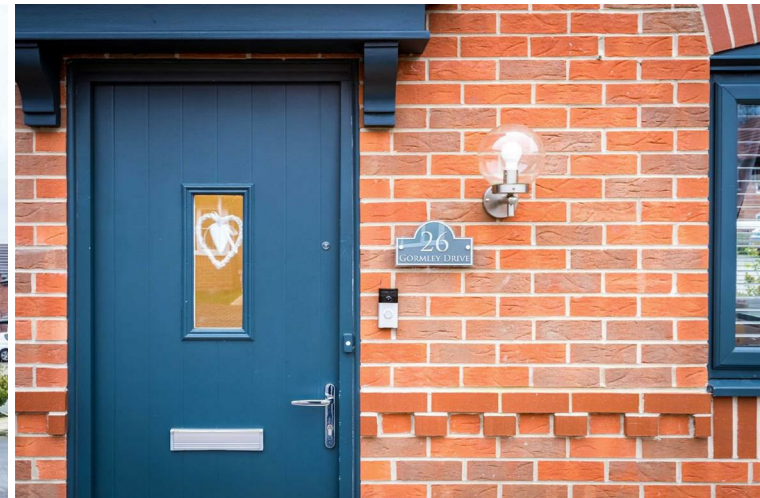
Upon entering through a composite anthracite UPVC front door, you are welcomed into a stylish hallway that sets the tone for the quality finish throughout. To the right is a well-proportioned lounge boasting a feature fireplace and bay window, while to the left lies the contemporary open-plan kitchen/dining room, complete with high-gloss wall and base units, contrasting work surfaces, integrated appliances, and space for a dining table and chairs. French doors lead from the dining area onto a paved patio, perfect for indoor-outdoor living. A modern ground floor WC/cloakroom completes the downstairs layout.

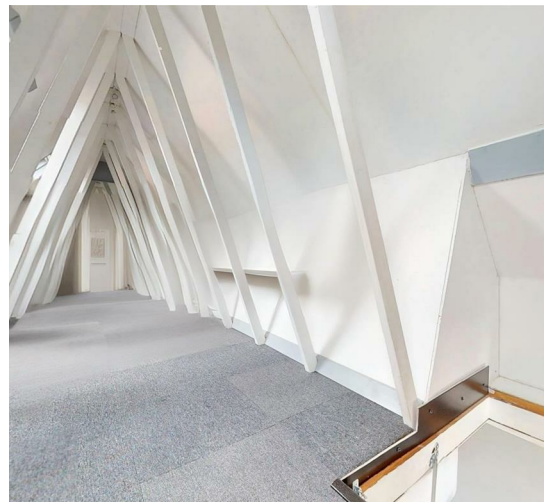
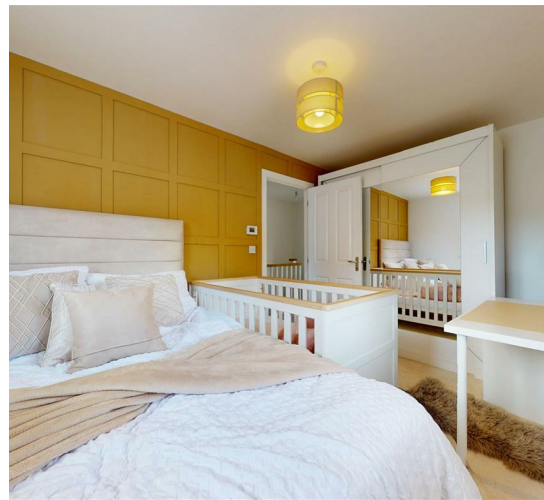
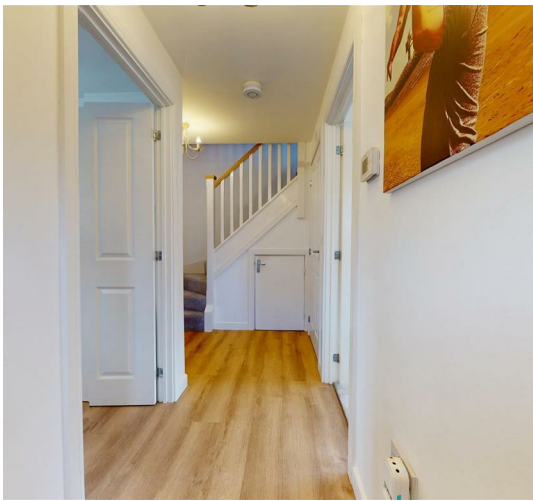
To the first floor, a bright landing gives access to three generously sized bedrooms and a stylish family bathroom, fitted with a white three-piece suite, including a shower over the bath and glass screen. From the landing, there is also access to a spacious loft room, ideal for storage or potential further use.

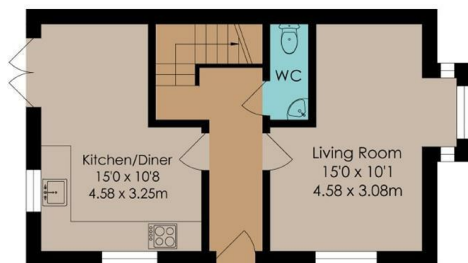
Externally, the low-maintenance rear garden features artificial turf, decorative sleepers, and stone-chipped borders, leading to a raised patio area—perfect for entertaining and relaxing during the warmer months.

This home is a true credit to its current owners and early internal inspection is highly recommended to fully appreciate all it has to offer.

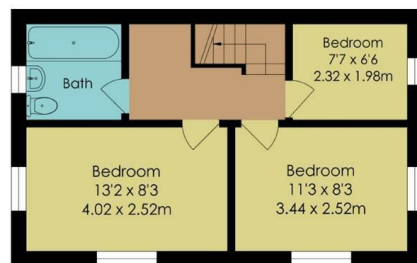
EPC: B







Ground Floor
Approx. Floor
Area 390 Sq.Ft
(36.2 Sq.M.)



First Floor
Approx. Floor
Area 380 Sq.Ft
(35.3 Sq.M.)



Loft
Approx. Floor
Area 191 Sq.Ft
(17.8 Sq.M.)

Gormley Drive

Total Approx. Floor Area 961 Sq.ft. (89.3 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

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 Davies

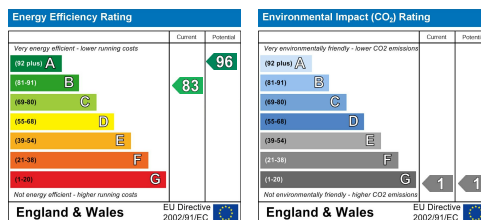
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

For life's meaningful moments

A better **mortgage deal**
made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.



PRS
Property Redress Scheme

THE GUILD
PROPERTY PROFESSIONALS

rightmove

onTheMarket.com

naea | propertymark
PROTECTED

Information on tenant permitted fee's can be accessed via the link below
www.daviddaviesestateagent.co.uk/tenant

22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk