49, Rutland Street, St Helens, WA10 2BP

Asking Price £140,000

David Davies Collection

49, Rutland Street, St Helens, WA10 2BP

- EPC: D
- Council Tax Band: A
- Two Double Bedrooms
- Recently Renovated Throughout
- Private Rear Yard
- Leasehold
- Large End Terraced Property
- Fully Fitted Modern Kitchen Diner
- Centre Piece Modern Gas Fire
- Plenty Of Street Parking

An excellent and deceptively spacious two-bedroom end-terrace property, presented to an exceptional standard and clearly maintained with great care over recent years. Originally comprehensively renovated, the home continues to offer high-quality finishes throughout, now matured and beautifully settled, yet still reflecting the thoughtful improvements undertaken.

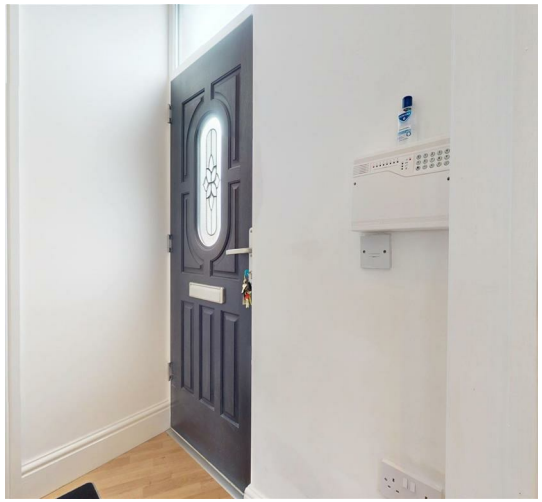
Over the past few years, the property has benefited from significant upgrades including replacement windows and both internal and external doors, contributing to improved efficiency and a cohesive modern aesthetic. The rear boundary wall has been fully rebuilt, and the interior of the home was re-plastered and redecorated, resulting in the smooth, polished finish evident throughout.

The generous living room features a recessed living flame gas fire, creating an attractive focal point and a warm, inviting atmosphere. The kitchen is fitted with a stylish range of modern units and integrated appliances, offering both functionality and contemporary appeal, with ample space to accommodate a dining table.

Further enhancements include updated radiators throughout, quality carpeting, and tiled flooring to both the kitchen and bathroom. The bathroom is fitted with a modern suite comprising a bath with shower over, wash basin and WC, finished with full tiling for a clean and timeless look. Finally, the loft has been fully boarded out.

The overall presentation remains impeccable, with the improvements carried out to a professional standard and carefully maintained since. This is a true walk-in home, ideal for first-time buyers, downsizers or investors seeking a property requiring little to no immediate work.

EPC: D



Ground Floor Building 1

Approximate total area(1)

671.44 ft²

62.38 m²

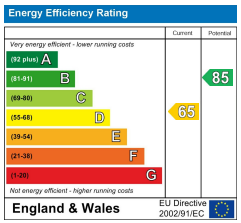
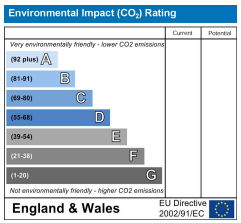
Reduced headroom

8.36 ft²

0.78 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to

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