



48, Woodlands Road, St. Helens, WA11 9AQ

Asking Price £170,000

*David
Davies* Collection



48, Woodlands Road, St. Helens, WA11 9AD

- Tenure: Leasehold
- Council Tax Band: B
- Three Bedroom Town House
- Private From The Front
- Open Plan Living
- EPC: C
- No Onward Chain
- Opposite Haresfinch Park
- Large Rear Garden
- Driveway Parking

Situated in a fantastic position overlooking Haresfinch Park, this three-bedroom townhouse enjoys open green views to the front and a high degree of privacy, making it an ideal home for families and first-time buyers alike.

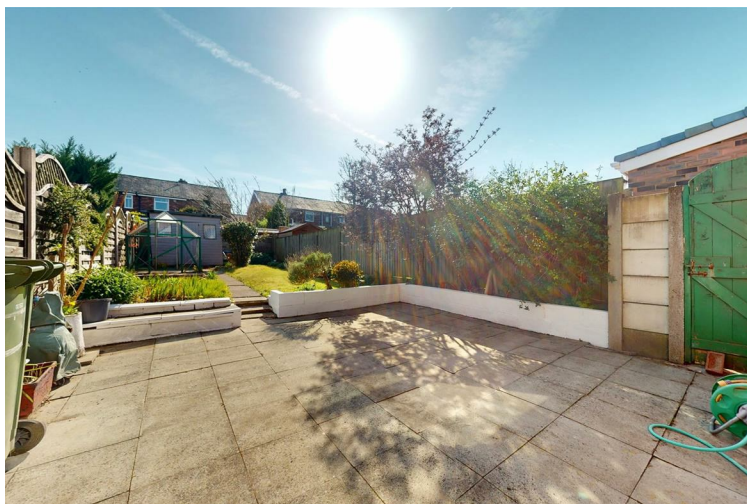
The property benefits from driveway parking and is approached via a welcoming entrance hallway, with stairs leading to the first floor. The ground floor offers a spacious open-plan living room through dining room, providing a bright and versatile living space that flows seamlessly into the kitchen at the rear. The layout offers excellent flexibility, with potential to reconfigure to suit modern living, such as creating a front snug and a rear open-plan kitchen diner.

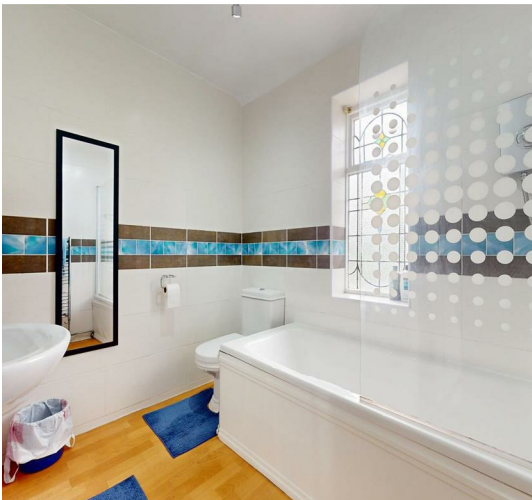
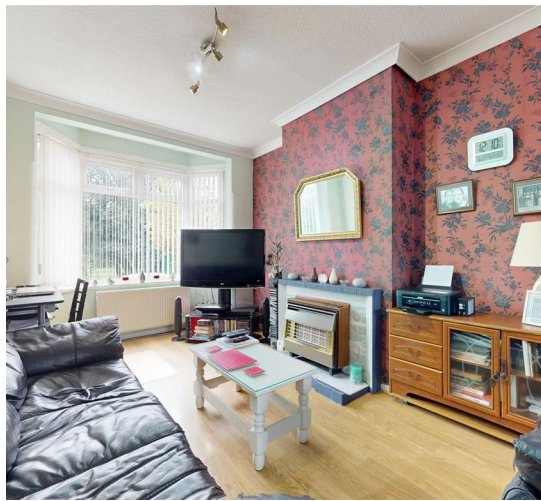
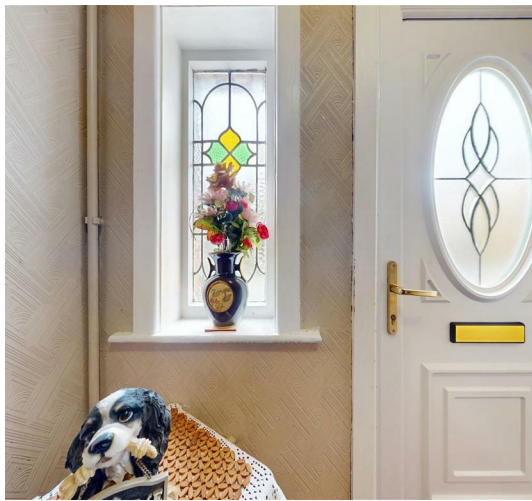
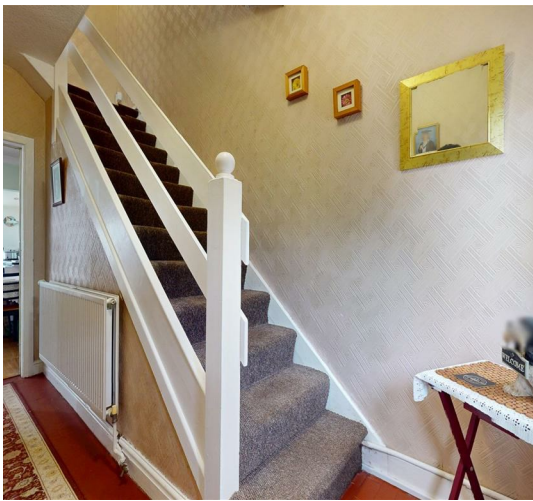
To the first floor, the landing provides access to a modern three-piece family bathroom and three well-proportioned bedrooms, offering comfortable accommodation for growing families or those needing home office space.

Externally, one of the standout features is the generous rear garden, which includes a flagged seating area and ample lawn space, ideal for relaxing, entertaining, or family use. The garden also benefits from shared, locked alley access, allowing convenient passage for bins and practical day-to-day use.

With park views to the front, a spacious layout, and excellent potential, this property represents a fantastic opportunity to acquire a home in a highly desirable location. Early viewing is highly recommended.

EPC: C







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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David Davies

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David Patrick Davies

