



54, Queens Drive, Windle, WA10 6HF

£230,000

*David
Davies*  *Collection*



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- EPC: D
- Council Tax Band: C - St Helens
- Leasehold - 918 Years Remaining
- Three Bedroomed Semi Detached Property
- No Onward Chain
- Extended Rear Kitchen
- Potential For Open Plan Living
- Driveway Parking
- Two Reception Rooms
- Rear Paved Garden

We are delighted to bring to market this three-bedroom extended semi-detached property located in the highly sought-after area of Windle. Offered with no onward chain, this home presents an excellent opportunity for buyers looking to modernise and create a property tailored to their own taste. Probate has been granted.

The ground floor comprises an entrance porch, welcoming hallway, front living room, a further rear reception room, and an extended modern fitted kitchen. The layout offers superb potential to reconfigure into a stunning open-plan kitchen, dining, and living space.

To the first floor, off the landing, are three well-proportioned bedrooms and a three-piece family bathroom.

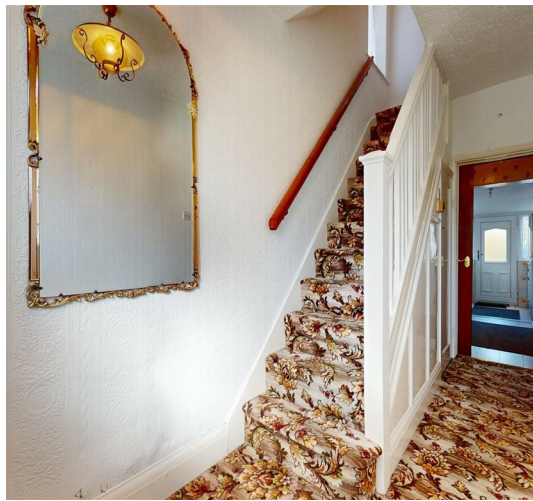
Externally, the property offers driveway parking for two cars to the front. To the rear is a practical paved garden with a shed providing useful storage.

A fantastic opportunity in a prime location—ideal for investors, first-time buyers, or those seeking a project to put their own stamp on.

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EPC: D





GROUND FLOOR

1ST FLOOR



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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales			64	England & Wales			76
EU Directive 2002/91/EC				EU Directive 2002/91/EC			