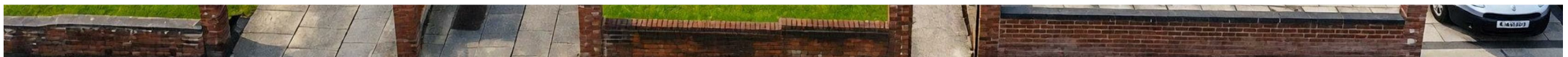




33, William Road, St. Helens, WA11 0DL

Asking Price £170,000

*David
Davies* Collection



33, William Road, St. Helens, WA11 0DL

- Tenure: Freehold | EPC: TBC | Council Tax Band: A
- No Onward Chain
- Three Bedroom Semi-Detached Property
- Spacious Lounge & Separate Dining Area
- Driveway Providing Off-Road Parking
- Probate Is Being Applied For
- Park Views To The Rear
- Peaceful & Highly Sought-After Location
- Kitchen, Utility Area & Ground Floor WC
- Substantial Private Rear Garden

Nestled within a peaceful and highly sought-after residential setting, this attractive three-bedroom semi-detached home presents an excellent opportunity for buyers seeking generous accommodation, a private garden and beautiful open views. Enjoying a stunning outlook across the adjoining parkland, the property offers a wonderful sense of tranquillity while providing excellent potential for further enhancement. The property is freehold and offered for sale with NO ONWARD CHAIN.

The ground floor begins with a welcoming entrance hallway incorporating a useful cloakroom, leading through to a spacious lounge and dining room, ideal for both everyday family living and entertaining. The kitchen provides access to a separate utility area, while a ground floor WC adds further practicality.

To the first floor are three generously sized double bedrooms and a family bathroom. One of the bedrooms benefits from its own shower, WC and wash basin, offering exciting scope to reconfigure the existing bathroom facilities to suit individual requirements. Subject to the necessary alterations, buyers may wish to create a larger four-piece family bathroom and utilise the additional shower room space as a smaller bedroom, home office or dressing room.

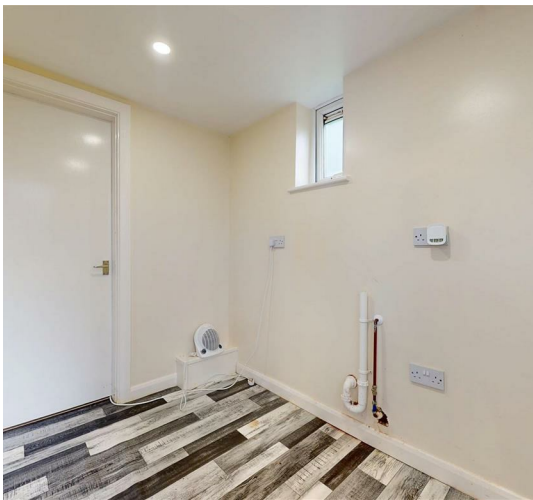
Externally, the property occupies an attractive position with gardens to both the front and rear, together with a driveway providing off-road parking. The standout feature is undoubtedly the substantial rear garden, offering a flagged seating area and a lawn, creating an excellent space for relaxing and outdoor entertaining.

Backing directly onto the park, the rear garden enjoys a private setting with a delightful green outlook, making this a particularly appealing home for families, garden lovers and those seeking a quieter lifestyle.

Combining spacious accommodation, exciting potential and a superb position overlooking the park, this is a fantastic opportunity to acquire a home with plenty to offer.

EPC: TBC





Floorplan To Follow



The image shows the exterior and interior of the David Davies Estate Agency. The storefront features the company name in large, illuminated blue script. Inside, there are several display boards filled with property listings. A circular inset shows a bright, empty room with large windows and a wooden 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 Davies

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	