

33, Regal Drive, St. Helens, WA10 6BJ

Asking Price £300,000

David Davies Collection



33, Regal Drive, St. Helens, WA10 6BJ

- Tenure: | Council Tax Band: C | EPC: C
- Sought-After Regal Drive, Windle Location
- Bright Sunroom Overlooking The Garden
- Two Double Bedrooms & One Single
- Generous Front & Rear Gardens
- Extended Semi-Detached Family Home
- Spacious Lounge & Fitted Kitchen
- Separate Home Office & Ground Floor WC
- Integral Garage & Driveway Parking
- Excellent Local Schools & A580 Transport Links

ituated on the highly sought-after Regal Drive in the ever-popular area of Windle, this attractive traditional three-bedroom semi-detached home offers spacious and versatile accommodation, generous gardens and driveway parking. Ideally suited to growing families, the property combines a practical layout with excellent additional living space in a desirable residential location.

Upon entering, a welcoming hallway leads through to a spacious lounge, providing a comfortable setting for relaxing and entertaining. The fitted kitchen offers ample storage and worktop space, with access to the rear of the property.

A particular highlight is the additional ground-floor accommodation, comprising a bright sunroom overlooking the rear garden, a separate office ideal for home working, and a convenient downstairs WC. The integral garage provides valuable storage, with potential for conversion subject to the necessary permissions and consents.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a good-sized single, all served by a modern family bathroom.

Externally, the property boasts impressive gardens, offering plenty of space for outdoor relaxation, family activities and entertaining during the warmer months. To the front, a private driveway provides convenient off-road parking and leads to the integral garage.

Regal Drive enjoys an enviable position within Windle, one of St Helens' most desirable residential areas. Highly regarded local schools, shops, cafés and everyday amenities are all within easy reach, while nearby walking routes provide opportunities to enjoy the surrounding green spaces. For commuters, the A580 East Lancashire Road offers convenient connections towards Liverpool, Manchester and the wider motorway network.

Combining generous accommodation, versatile reception space and a superb location, this is an excellent opportunity to acquire a well-appointed family home in a highly desirable area.

EPC: C

















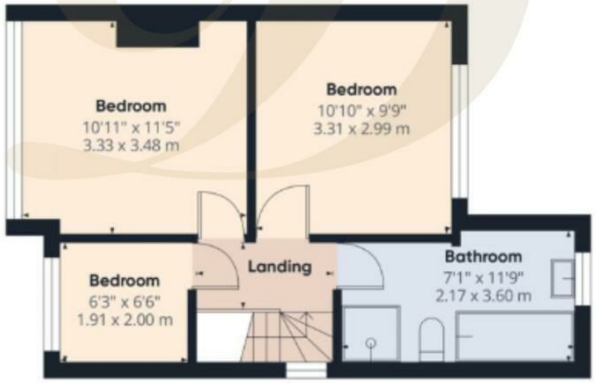




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