



**19, Grafton Street, Newtown, WA10 4HQ**

**£125,000**

*David  
Davies* *Collection*

## 19, Grafton Street, Newtown, WA10 4HQ

- EPC: C
- Council Tax Band: A - St Helens
- Leasehold - 862 Years Remaining
- No Onward Chain
- Fully Renovated & Modernised Throughout
- Two Double Bedrooms
- Living Room Through Dining Room
- Brand New Kitchen & Bathroom
- New Carpets & Flooring Throughout
- Low Maintenance Yard

Situated in a popular and convenient location, this stunning two-bedroom terraced home on Grafton Street, Newtown has been completely renovated throughout and is offered to the market with no onward chain. The property is an ideal purchase for first-time buyers seeking a turnkey home, as well as investors looking for a ready-made addition to their portfolio.

Finished to an excellent standard, the property is fully up to date and benefits from a new EPC, along with valid gas safety and electrical safety certificates, providing complete peace of mind for the next owner. Further improvements include UPVC double glazing, brand new flooring throughout and full redecoration in modern, neutral tones, creating a bright and contemporary feel.

The ground floor comprises an entrance vestibule leading into an open-plan living and dining area, offering a spacious and versatile setting for everyday living. To the rear is a newly fitted, modern kitchen complete with integrated oven and washing machine, both never been used and supplied with full warranties. Beyond the kitchen is an ante space which leads through to a brand new, stylish family bathroom, finished to a high standard.

To the first floor, the property offers two generous double bedrooms, both well-proportioned and finished to match the modern presentation of the home.

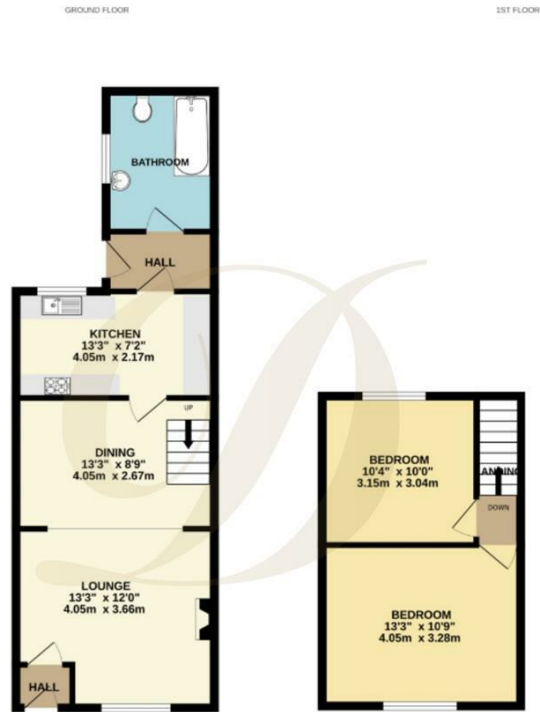
Externally, there is a low-maintenance and private rear yard, providing a pleasant outdoor space to relax and unwind.

Located close to local amenities, transport links and the town centre of St Helens, this immaculate home truly is move-in ready and represents an excellent opportunity not to be missed.

EPC: C







**David Davies**

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*David Davies*

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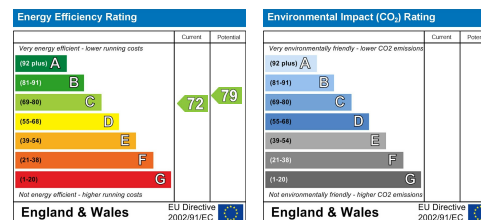
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