

8, Downway Lane, Parr, WA9 3RU

£180,000

David Davies Collection



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- EPC: C
- Freehold
- Substantial Corner Plot
- Large Driveway With Multi-Car Parking
- Stunning Modern Family Bathroom With A Geberit
- Council Tax Band: A - St Helens
- Four Bedroom End-Terraced Property
- Full-Depth Side Extension & Loft Room
- Spacious Rear Garden With Hot Tub Area
- Fully Equipped Garden Bar With Electrics

David Davies Sales & Lettings are delighted to present this impressive four-bedroom end-terraced property, occupying a generous corner plot. Offering spacious and versatile accommodation, extensive off-road parking and a range of standout features, this fantastic home is ideal for families and buyers looking for something a little different.

Upon entering, a welcoming hallway leads into a spacious living room, providing a comfortable space. The property also boasts a large, modern fitted kitchen, ideal for everyday family living. A particularly valuable feature is the full-depth ground-floor side extension, currently used as a fourth bedroom. Completed in accordance with building regulations, this versatile space could also be utilised as a second reception room, home office or playroom, depending on individual requirements.

To the first floor are three well-proportioned bedrooms and a beautifully presented modern family bathroom. The bathroom benefits from a premium ‘Geberit system’, installed by the current owner at a cost of over £4,000, adding a high-quality finish to this contemporary space.

A further staircase leads to a useful loft room, currently arranged as a music room and home office, offering additional flexibility for working from home, hobbies or storage, subject to the necessary permissions where applicable.

Externally, the property continues to impress with a substantial driveway providing off-road parking for multiple vehicles. The generous rear garden enjoys sunshine throughout the day and features an artificial lawn, space for outdoor seating and a dedicated hot tub area, making it ideal for relaxing and entertaining.

A real highlight is the fully equipped garden bar, complete with electricity and working pumps, creating a fantastic setting for socialising with family and friends. The property also benefits from fully owned roof-mounted solar panels with no lease, helping to improve energy efficiency and potentially reduce electricity costs.

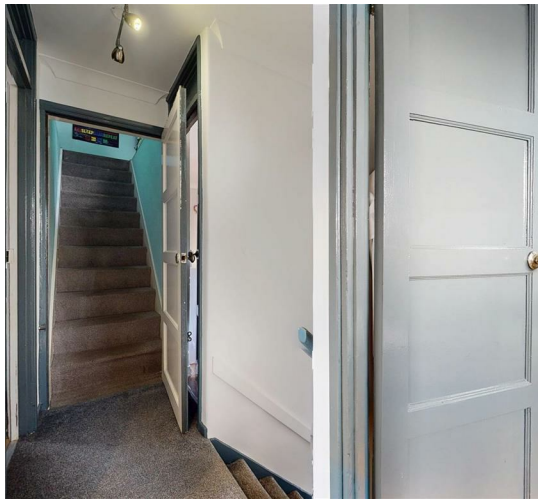












Standard Chartered
EGYPTIAN KING







GROSS INTERNAL AREA
FLOOR 1 65.6 m² FLOOR 2 40.7 m² FLOOR 3 5.5 m²
EXCLUDED AREAS : REDUCED HEADROOM 10.6 m²
TOTAL : 111.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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