



76, Poynter Street, Thatto Heath, WA9 5HR

£184,950

*David
Davies* *Collection*

76, Poynter Street, Thatto Heath, WA9 5HR

- EPC: C
- Council Tax Band - A - St Helens
- Freehold
- Completely Modernised Throughout Terraced Property
- Spacious Front Living Room
- Stunning Open Plan Kitchen Diner At Rear
- Three Bedrooms
- Beautiful Family Bathroom
- Off Road Parking For Two Cars & EV Charger
- Spacious Rear Garden With Detached Garage

David Davies Sales & Lettings Agent are delighted to present this exceptional three-bedroom terraced family home, which has been completely modernised throughout and is presented to an immaculate, move-in ready standard. Offering stylish and low-maintenance accommodation, this impressive property is ideal for first-time buyers, young families and commuters alike.

Having been comprehensively updated by the current owners, the property benefits from a recently fitted Hive smart heating system and new boiler, providing modern comfort and convenience throughout.

A particular highlight is the excellent off-road parking, with a driveway providing parking for two vehicles to the front, together with an EV charger. There is also a second access point to the side leading to the detached garage, offering further parking potential and excellent additional storage.

Internally, the property opens into an entrance porch leading to a spacious and beautifully presented living room. An attractive central fireplace creates a lovely focal point, while high-quality flooring continues seamlessly through to the rear of the home.

The impressive open-plan kitchen/dining room forms the heart of the property and has been fitted with a contemporary range of units, integrated oven and ample work surfaces. French doors open directly onto the rear garden, creating a bright and versatile space ideal for both everyday family life and entertaining.

To the first floor, the landing provides access to three generous and well-presented bedrooms, alongside a stunning modern family bathroom finished to an excellent standard.

Externally, the rear garden is spacious, private and low-maintenance, enjoying sunshine throughout the day. The garden offers separate seating areas, making it perfect for relaxing or entertaining, while direct access to the detached garage provides valuable additional storage.





KITCHEN
14'8" x 8'3"
4.47m x 2.52m

STORE

LOUNGE
15'9" x 11'11"
4.80m x 3.62m

UP

PORCH

BATHROOM
10'0" x 8'4"
3.05m x 2.53m

BEDROOM
10'0" x 8'4"
3.05m x 2.53m

DOWN

LANDING

B

BEDROOM
10'0" x 5'9"
3.04m x 1.76m

BEDROOM
14'4" x 8'4"
4.38m x 2.53m

