



24, Beech Gardens, St. Helens, WA11 8DJ

Asking Price £285,000

David **D**
Davies **D** *Collection*

24, Beech Gardens, St. Helens, WA11 8DJ

- Freehold
- Council Tax Band: C
- EPC: D
- Extended Semi Detached
- Three Bedroom
- Two Bathrooms
- Open Plan Kitchen Diner
- Stunning Modern Bathroom
- Driveway Parking
- Entrance Porch
- Entrance Porch

This well-presented and extended three-bedroom semi-detached property offers spacious and versatile accommodation, ideally suited to modern family living. The home benefits from gas central heating, UPVC double glazing and a thoughtfully arranged layout that provides flexibility across both floors.

The ground floor is accessed via a generous entrance porch which opens into a welcoming hallway with an open-plan staircase. There is a comfortable lounge, separate dining room and a fitted kitchen with integrated appliances, complemented by a useful utility room with cloakroom facilities. The utility room offers excellent flexibility and could be utilised as an additional bedroom, home office or playroom if required. There is also the added convenience of side access from the driveway directly into the utility area and kitchen.

To the first floor, the property features three bedrooms alongside a stunning spacious family bathroom fitted with a four-piece suite. The accommodation throughout is well maintained and finished in neutral tones, allowing prospective occupants to personalise the space to their own taste.

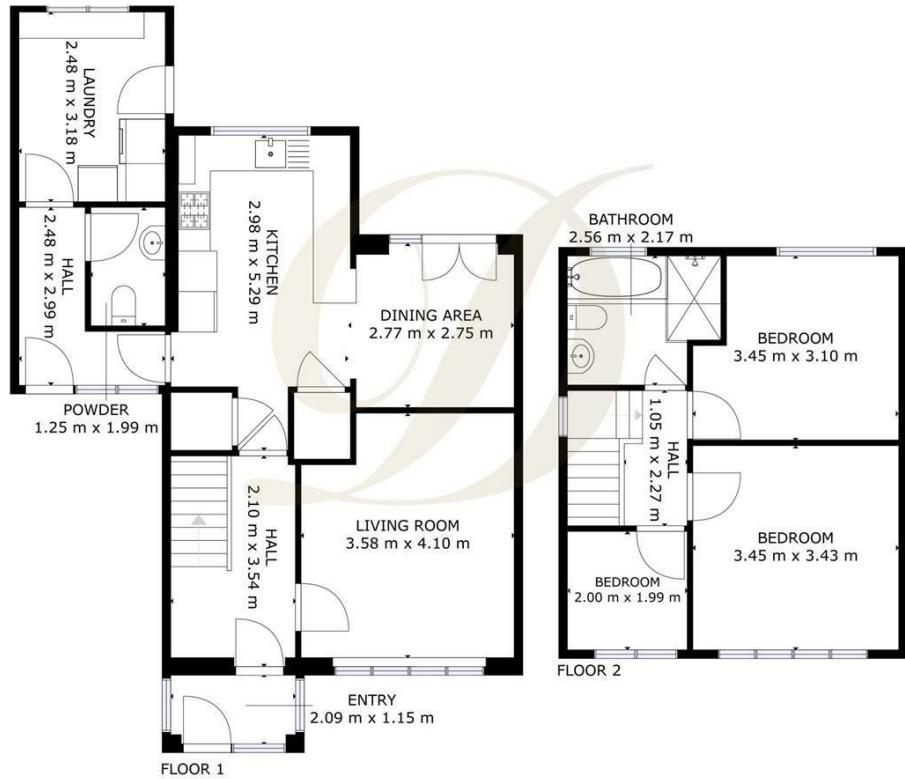
Externally, the property has off road parking for two cars and to the rear is a lovely garden.

The property is held on a freehold title and presents an excellent opportunity for those seeking a home with generous proportions, adaptable living space and a practical layout in a popular residential setting.

EPC:D







Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

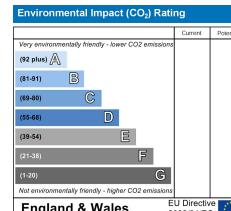
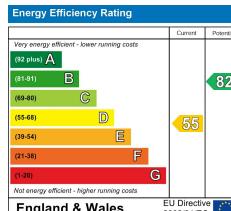
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

ALLISONS
For life's meaningful moments

A better **mortgage deal**
made a good deal easier

Talk to our independent mortgage specialists on **01744 885555**
or visit allisonsfinancial.com

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.



Information on tenant permitted fee's can be accessed via the link below
www.daviddaviesestateagent.co.uk/tenant

22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk