



23, Chestnut Grove, Laffak, WA11 9EE

Offers Over £235,000

*David
Davies* Collection



23, Chestnut Grove, Laffak, WA11 9EE

- EPC: D
- Council Tax Band: C
- Freehold
- Semi Detached Property
- Three Good Sized Bedrooms
- Ground Floor Bathroom & First Floor Shower Roo
- Living Room Through Dining Room
- Modern Fitted Kitchen
- Lake View From First Floor
- Driveway & Detached Garage

David Davies Sales & Lettings Agent are delighted to present this well-proportioned three-bedroom semi-detached home, situated within the ever-popular Chestnut Grove development, just off Woodlands Road. Offering generous accommodation and an excellent location, this property is ideally suited to families and buyers seeking convenient access to local amenities, reputable schools and excellent transport links.

The property is conveniently positioned for St Helens Town Centre, whilst the A580 East Lancashire Road provides straightforward connections towards both Liverpool and Manchester.

Internally, the accommodation begins with an entrance porch leading into a welcoming reception hallway, which benefits from a convenient ground floor shower room. The spacious open-plan living and dining room provides an excellent area for both everyday family living and entertaining, flowing through to a modern fitted kitchen.

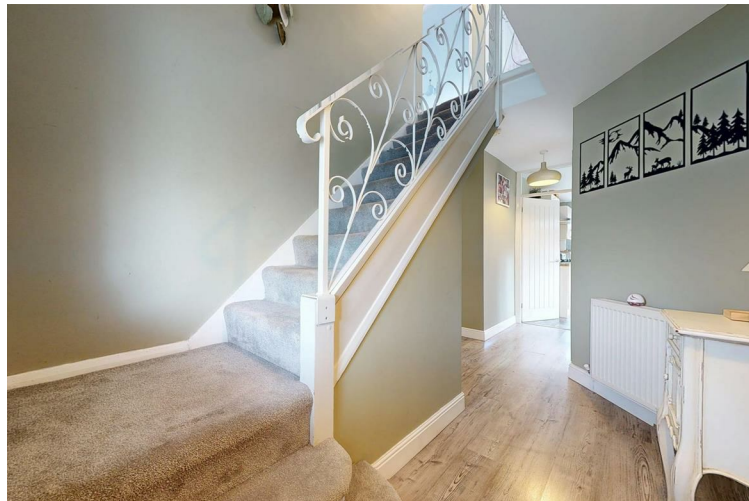
To the first floor are three well-proportioned bedrooms, together with a contemporary three-piece family shower room. The front bedroom enjoys the additional benefit of a stunning outlook over the nearby lake, providing a particularly attractive feature.

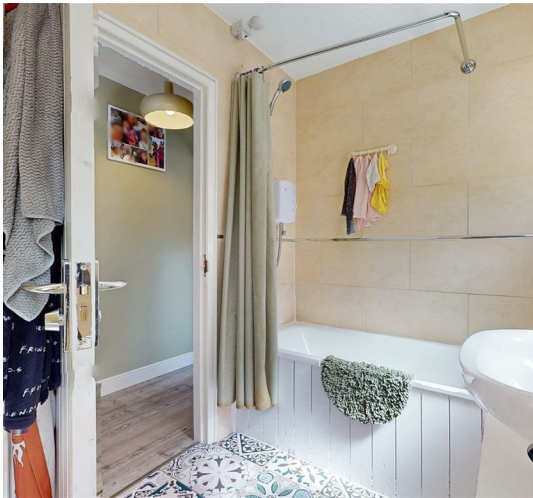
Externally, the property benefits from gardens to both the front and rear, together with off-road parking and a detached garage, providing excellent additional storage or secure parking.

Further benefits include gas-fired central heating and PVCu double glazing throughout.

Combining spacious accommodation, attractive lake views, excellent outdoor space and a highly convenient location, this fantastic family home represents an excellent opportunity and is sure to attract strong interest. Early viewing is highly recommended.

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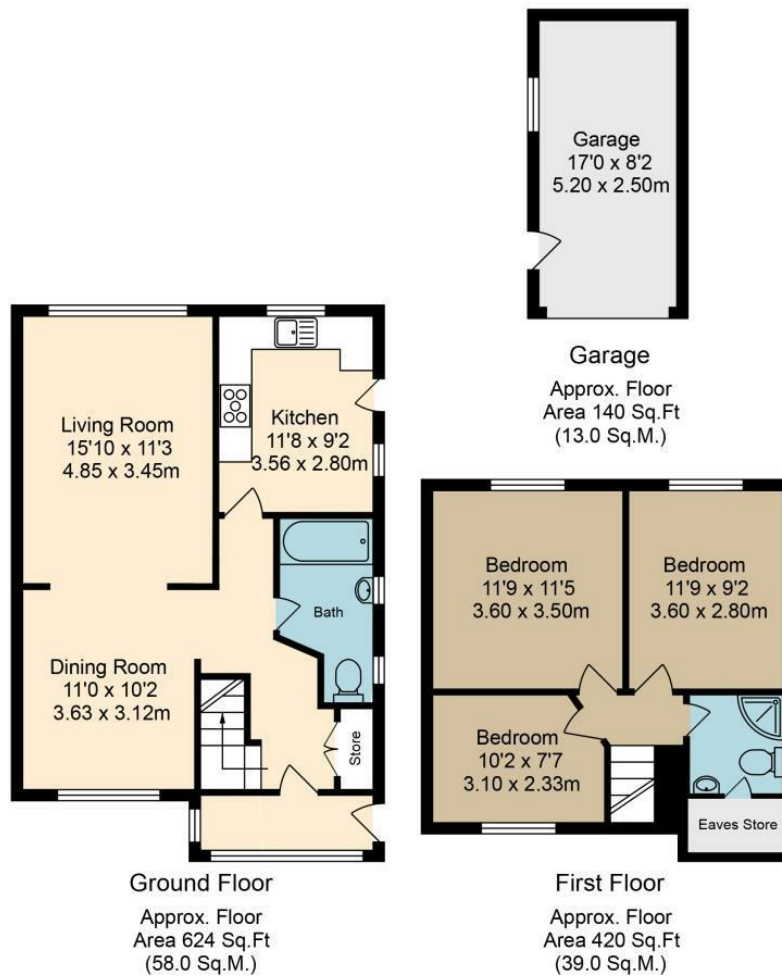




Chestnut Grove

Total Approx. Floor Area 1184 Sq.ft. (110.0 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



David Davies

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

David Davies

