



**55, Cygnet Gardens, St. Helens, WA9 1SE**

Offers Over £300,000

*David  
Davies*  *Collection*



## 55, Cygnet Gardens, St. Helens, WA9 1SE

- EPC: C
- Council Tax Band: D
- Three Reception Rooms
- Modern Kitchen
- Driveway Parking
- Tenure: Freehold
- Four Bedroom Detached Property
- Three Bathrooms
- Private Rear Garden
- Modernised Throughout

Occupying an enviable position within a desirable residential area of St Helens, this impressive four-bedroom detached home on Cygnet Gardens offers generous and beautifully presented accommodation, ideal for modern family living with no onward chain. With outstanding kerb appeal and a substantial frontage, the property is truly ready for a buyer to move straight in and enjoy.

To the front, a large driveway provides ample off-road parking for multiple vehicles, enhancing both convenience and presentation. Entry is via a stylish composite door into a welcoming hallway that immediately sets the tone for the quality and space found throughout the home.

The ground floor accommodation is both spacious and versatile. A large contemporary kitchen serves as a real focal point, thoughtfully designed with modern units and an additional seating area that could easily function as a dining space, perfect for casual family meals or entertaining. Complementing this is a modern living room flowing seamlessly through to a dining area, creating an excellent open-plan feel. From here, doors lead into a delightful conservatory which overlooks the rear garden, offering a bright and tranquil space to relax all year round. There is a WC also for convenience.

To the first floor, the property continues to impress with four generously sized double bedrooms, providing excellent space for growing families or those working from home. The principal bedroom benefits from a stylish en-suite shower room, while a modern family shower room serves the remaining bedrooms, finished to a high standard with contemporary fittings.

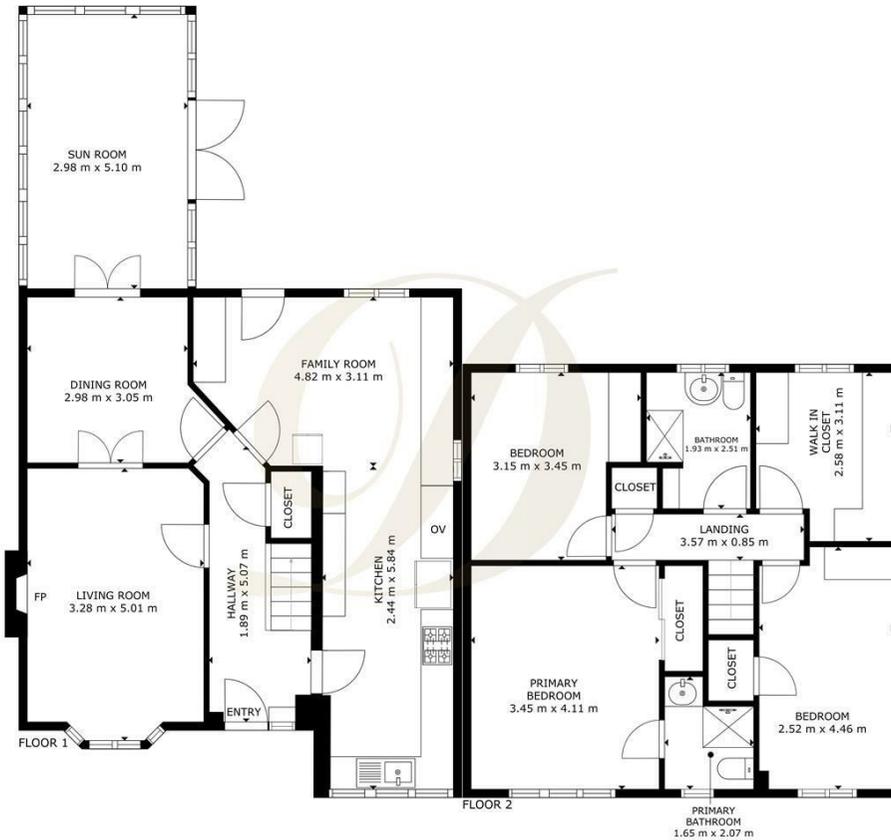
Externally, the rear of the property enjoys a private and well-maintained garden, offering an ideal setting for outdoor dining, entertaining or simply unwinding in a peaceful environment.

Combining space, style and a superb level of presentation, this exceptional detached home represents a fantastic opportunity within a sought-after location.

EPC: C







GROSS INTERNAL AREA  
 FLOOR 1: 80 m<sup>2</sup>; FLOOR 2: 60 m<sup>2</sup>  
 TOTAL: 140 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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*David Paul David*

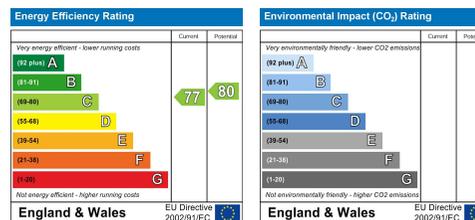
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