



36, Knights Grange, St Helens, WA9 1DU

Asking Price £155,000

*David
Davies*  *Collection*



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- EPC:D
- Council Tax Band: A
- Freehold
- No Onward Chain
- Completely Renovated Throughout
- High Quality Flooring & Carpets Throughout
- Two Double Bedroom Terraced
- Brand New Ground Floor WC & Shower Room
- Open Plan Kitchen Diner To Rear
- Private Rear Garden & Driveway Parking

We are delighted to present to the sales market this beautifully renovated two-bedroom mid-terraced home located on the ever-popular Knights Grange development. Having undergone a comprehensive refurbishment over the last 18 months, the property is presented in true turnkey condition and is offered with the added benefit of no onward chain.

Finished to an exceptional standard throughout, this attractive home is perfectly suited to first-time buyers, investors and downsizers alike. Recent improvements include new flooring and carpets throughout, full redecoration, replacement external doors to both the front and rear, a newly installed ground floor WC, new boiler, and a stunning contemporary shower room, meaning prospective purchasers can simply move straight in and enjoy.

The accommodation briefly comprises an entrance hallway, a modern ground floor cloakroom/WC and a bright, welcoming lounge providing the perfect space to relax and unwind.

To the rear of the property is a spacious kitchen diner, offering ample room for both cooking and dining. The stylish fitted kitchen features an excellent range of wall and base units, generous worktop space and useful under-stairs storage, creating a practical and sociable hub of the home.

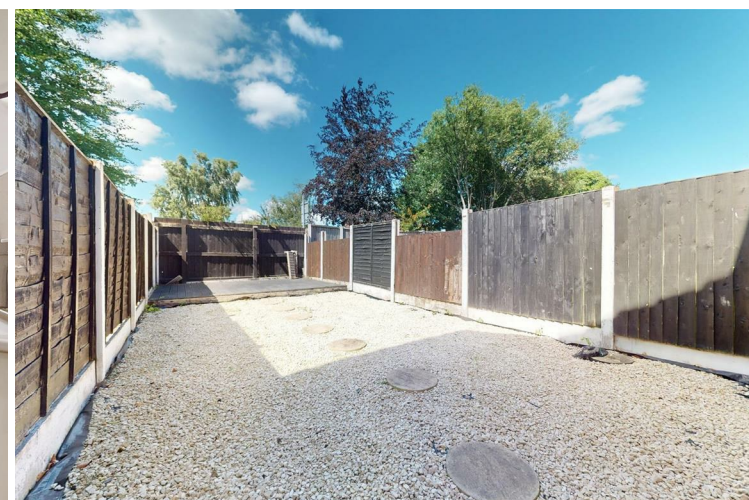
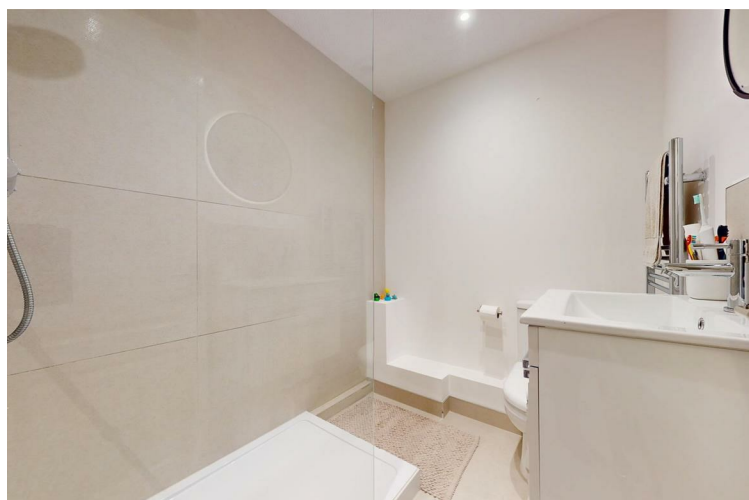
To the first floor are two generous double bedrooms, both beautifully presented, alongside a stunning modern shower room finished to a high specification.

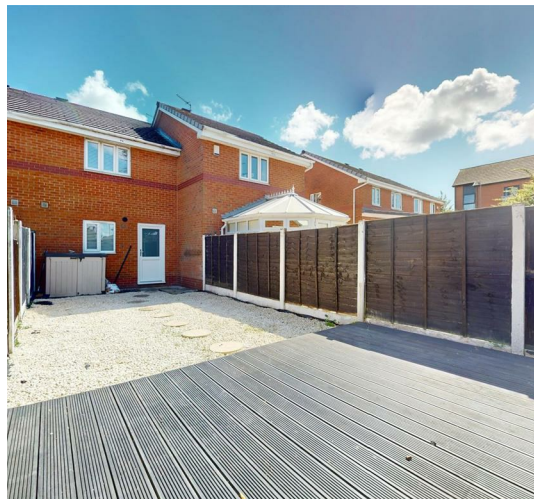
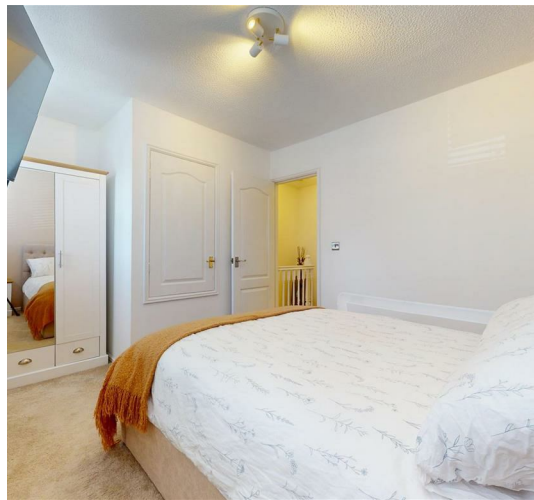
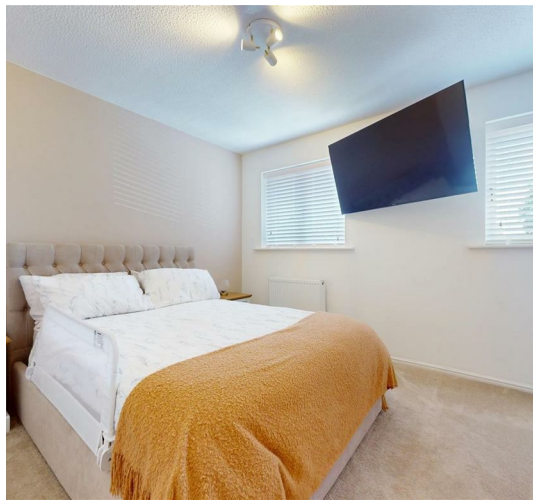
Further benefits include UPVC double glazing and gas central heating throughout.

Externally, the property continues to impress with a large private driveway to the front, complemented by an attractive paved area providing ample off-road parking for multiple vehicles.

To the rear is a well-proportioned private garden featuring a decked seating area, creating the ideal space for outdoor entertaining, family gatherings or simply enjoying the warmer months.

The location is equally appealing, offering convenient access to highly regarded schools, local amenities & excellent road links.







Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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David Patrick Davies

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

