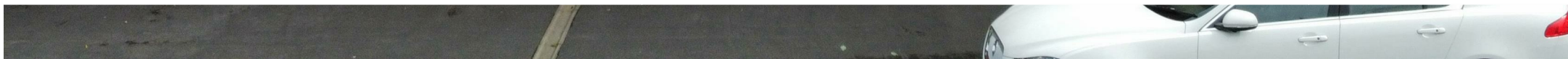




**22, Carnegie Crescent, St Helens, WA9 3LY**

Asking Price £100,000

*David  
Davies* *Collection*



## 22, Carnegie Crescent, St Helens, WA9 31 V

- EPC: D
- Council Tax Band: A
- Leasehold
- Mid-Terraced Property
- Two Bedrooms
- Two Spacious Reception Rooms
- Family Bathroom & Ground Floor W/C
- No Chain!

David Davies Sales & Lettings Agent are delighted to bring to market this deceptively spacious two-bedroom terraced property, offered with no onward chain and boasting a unique layout with both a ground floor extension and reconfigured first floor.

This impressive home was previously a three-bedroom property but has been thoughtfully altered to create a much larger bathroom on the first floor and an extended ground floor footprint, incorporating a utility room and a rare ground floor WC – a real advantage for this style of property.

The ground floor comprises a welcoming entrance hallway leading to an open plan living room through dining area, a generously sized kitchen, and beyond this a practical utility space with direct access to the rear yard, alongside the convenient WC. To the first floor, off the landing, you will find two well-proportioned double bedrooms and a large family bathroom, spacious enough to easily accommodate a four-piece suite if desired.

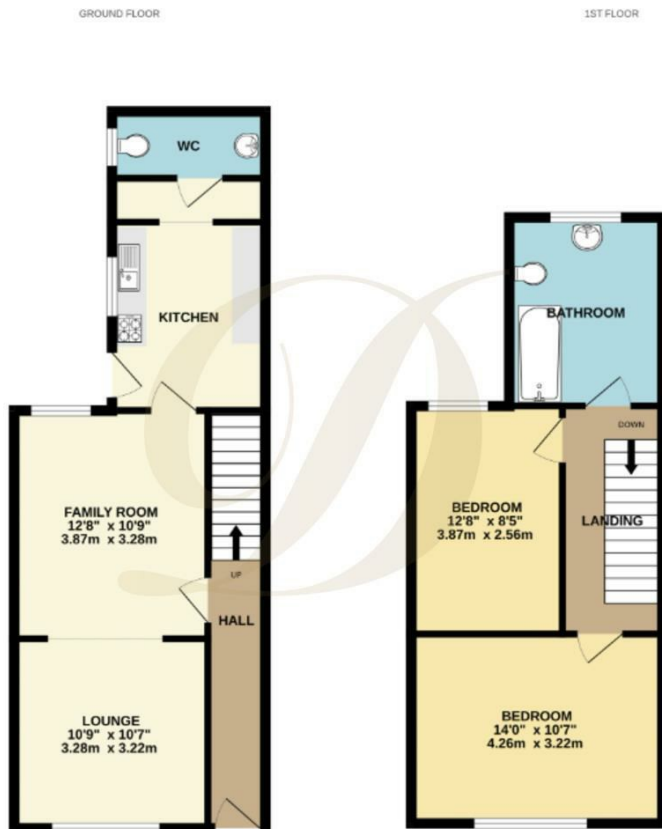
Externally, the property benefits from a low maintenance rear yard, while the front offers on-street parking with the added benefit of no properties directly facing, enhancing privacy.

Situated in a popular and accessible location, this property presents an excellent opportunity for first-time buyers, investors, or those looking for a home with great potential to tailor to their own taste and needs.

EPC: D







**David Davies**

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*David Davies*

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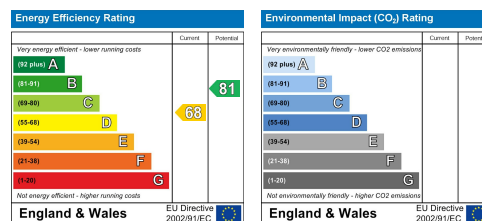
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