



**36, Emily Street, St. Helens, WA9 5LZ**

Asking Price £99,500

*David  
Davies* *Collection*



# 36, Emily Street, St. Helens, WA9 5LZ

- EPC: TBC
- Council Tax Band: A
- Leasehold
- No Onward Chain
- Extended Mid-Terraced Home
- Two Generous Double Bedrooms
- Spacious Open-Plan Living
- Versatile Converted Loft Room
- Rear Yard
- Excellent Investment Opportunity

David Davies Sales & Lettings Agent are delighted to present this spacious two-bedroom mid-terraced home, ideally positioned within a popular residential location and offering excellent versatility with the additional benefit of a fully converted loft room, which has previously been utilised as an additional bedroom.

Conveniently situated within walking distance of local schools, shops and everyday amenities, the property also benefits from excellent road and transport links, making it an ideal choice for first-time buyers, young families or investors seeking a potential buy-to-let opportunity.

Internally, the ground floor comprises a welcoming entrance leading into a spacious open-plan living and dining room, providing an excellent space for both relaxing and entertaining. To the rear is a fitted kitchen and a family bathroom, whilst access from the rear leads directly onto the garden/yard.

To the first floor are two generous double bedrooms, both offering comfortable accommodation, together with access to the versatile loft room. This additional space provides excellent flexibility and could be utilised as a home office, hobby room, dressing room or additional bedroom, subject to any necessary permissions and regulations.

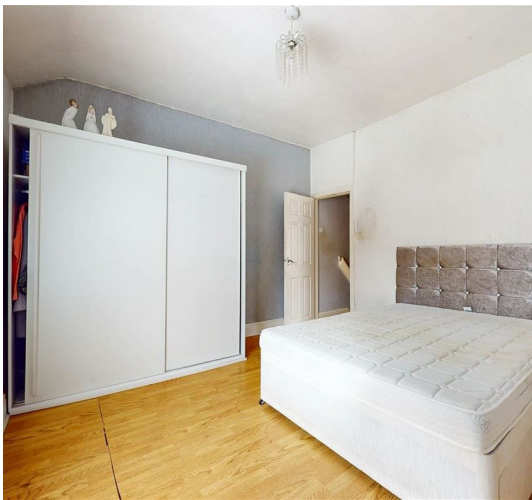
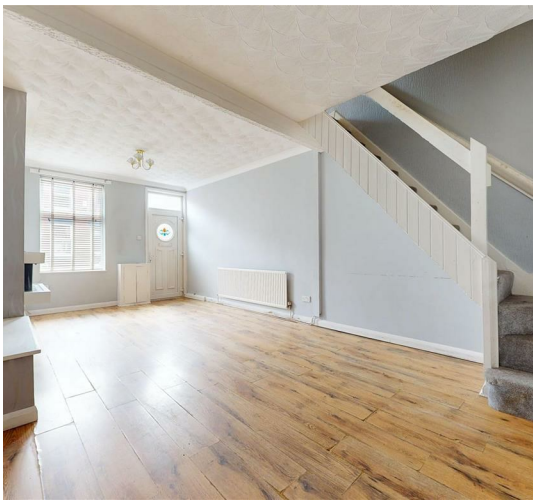
Externally, the property benefits from a private rear yard, providing a useful outdoor space for seating and enjoying the warmer months.

Please note: Some of the marketing photographs have been digitally enhanced using AI to illustrate the property's potential and possible future presentation. These images are for illustrative purposes only and do not represent the current condition of the property.

EPC: TBC









# Floorplan To Follow





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

*David Patrick Davies*

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

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