



144, Nutgrove Road, Nutgrove, WA9 5JP

Asking Price £160,000

**David
Davies** *Collection*



144, Nutgrove Road, Nutgrove, WA9 5JP

- EPC: C
- Council Tax Band: C
- Freehold
- No Onward Chain
- Semi Detached Property
- Two Spacious Reception Rooms
- Newly Fitted Kitchen
- Three Good Sized Bedrooms That Have Had A Re Wire
- First Floor Family Bathroom
- Street Parking

Offered to the market with 'No Onward Chain, this attractive three-bedroom semi-detached property presents an excellent opportunity for first-time buyers, families, and investors alike. Boasting spacious accommodation throughout, a newly fitted kitchen, and a convenient location close to local amenities and transport links, this home is ready for its next owner to move straight in and enjoy.

The accommodation briefly comprises a welcoming entrance hallway leading to two spacious reception rooms, providing versatile living and dining space ideal for both everyday family life and entertaining guests. The heart of the home is the newly fitted kitchen, finished to a modern standard with ample storage and workspace.

To the first floor, the property offers three good-sized bedrooms, all benefiting from a recent electrical rewire, providing peace of mind for prospective purchasers. Completing the first-floor accommodation is a family bathroom fitted with a contemporary suite.

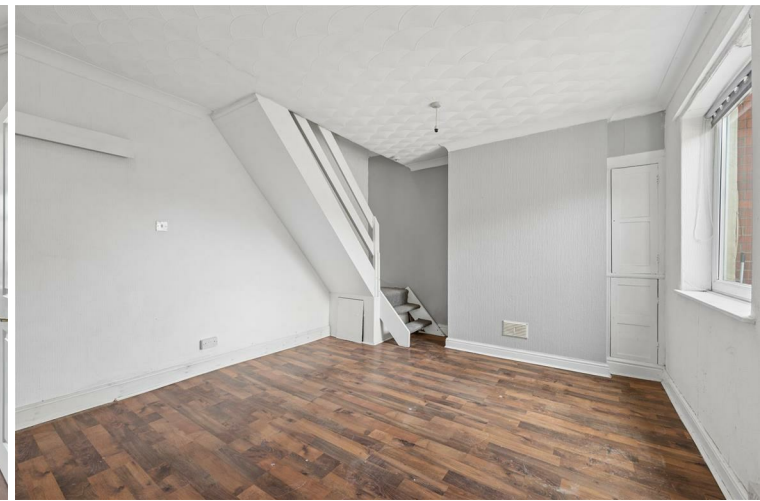
Externally, the property benefits from on-street parking and enjoys a pleasant position within this established residential area.

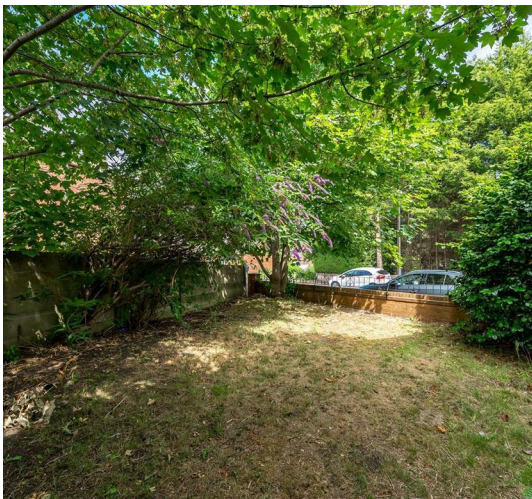
Nutgrove Road is conveniently situated close to a range of local shops, supermarkets, schools, and leisure facilities. Excellent transport connections provide easy access to St Helens town centre, Warrington, Liverpool, and Manchester, with nearby motorway links making commuting straightforward. The area also offers a variety of parks and green spaces, making it an appealing location for families and professionals alike.

Combining spacious accommodation, modern improvements, and the advantage of no onward chain, this property represents a fantastic opportunity for a wide range of buyers.

Early viewing is highly recommended to fully appreciate all that this excellent home has to offer.

EPC: C





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 Davis

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			
			60				84
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	