



**91, Windleshaw Road, Dentons Green, WA10 6TD**

**£170,000**

*David  
Davies* Collection





**91, Windleshaw Road, Dentons Green,  
WA10 6TD**

- EPC: D
  - Freehold
  - Two Bedroom Victorian Terrace
  - Modern Kitchen With Separate Utility
  - Low Maintenance Rear Yard
- Council Tax Band - St Helens: D
  - No Onward Chain
  - Open Plan Lounge And Dining Room
  - Spacious Family Bathroom
  - Detached Garage At The Rear And Parking

Situated in the highly regarded area of Dentons Green, this exceptional two-bedroom Victorian terraced property is offered to the market with no onward chain and is presented to an excellent standard throughout, making it ideal for buyers seeking a home that is truly ready to move into. The property is completely empty and some additional photos have been added using AI to show its full true potential.

The property boasts an attractive paved frontage, enclosed by a low wall and gated access, providing both kerb appeal and a sense of privacy. Internally, the accommodation begins with an entrance vestibule and welcoming hallway, leading through to a bright and spacious open-plan lounge and dining room, thoughtfully designed to suit modern living while retaining the character expected of a Victorian home.

To the rear, there is a stylish contemporary kitchen, finished with quality fittings and complemented by a separate utility room, offering additional storage and practicality—an increasingly sought-after feature.

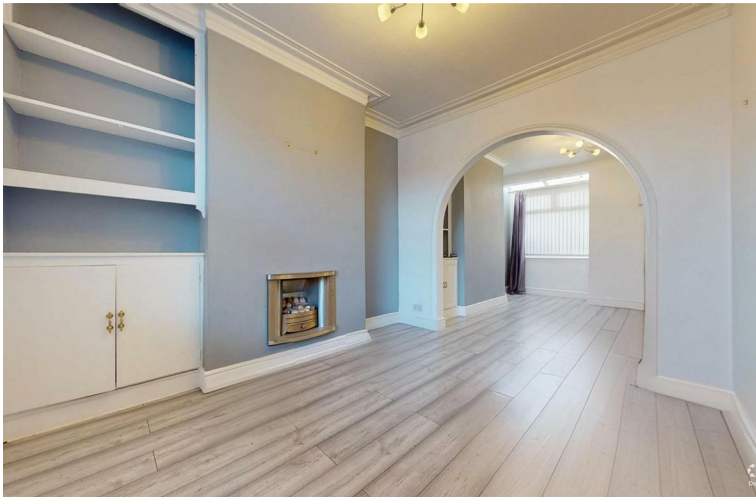
The first floor provides two well-proportioned double bedrooms, with the principal bedroom benefitting from impressive full-height mirrored fitted wardrobes. The accommodation is completed by a generous family bathroom, offering excellent space and potential to be reconfigured into a four-piece suite if desired.

Externally, the property enjoys a low-maintenance rear yard, along with the valuable addition of a detached garage, a rare feature for a Victorian terrace and ideal for secure parking or storage.

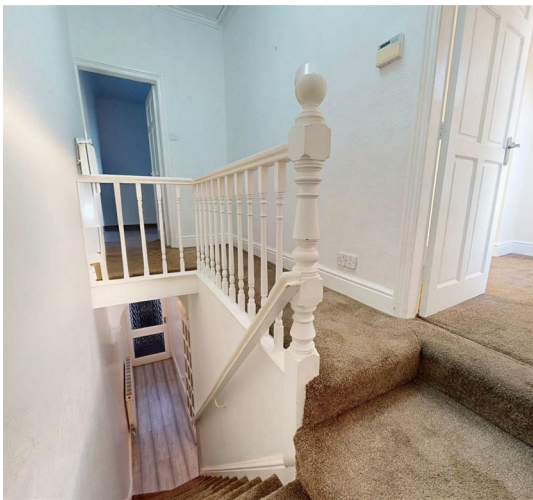
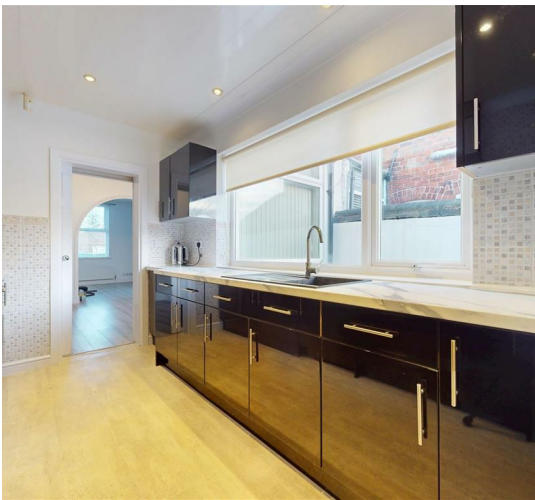
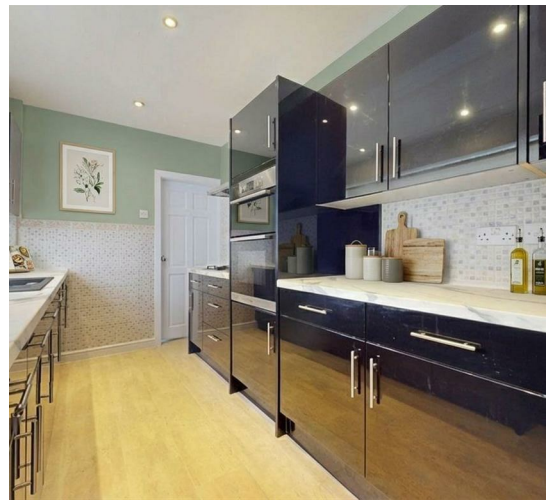
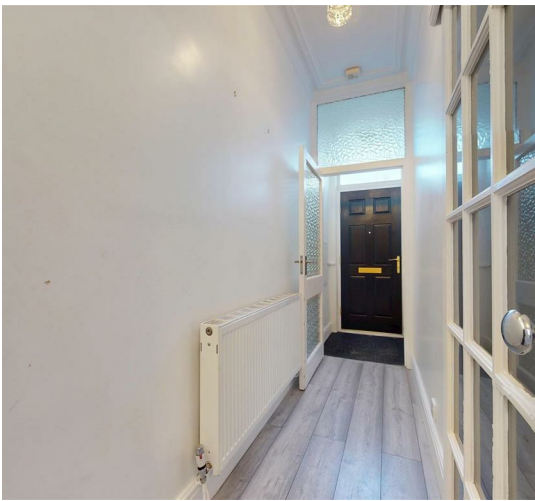
The home has also recently benefited from a damp proof course and re-plastered ground floor, a newly fitted boiler giving peace of mind to the new owner.

Conveniently positioned close to local amenities, reputable schools, and excellent transport links, this beautifully presented home successfully blends period charm with modern convenience and represents an outstanding opportunity for a range of buyers.

EPC: D









# Floorplan To Follow



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*David Davies*

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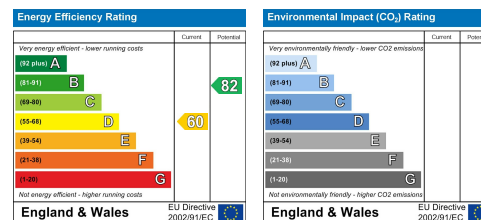
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