



38, Villiers Crescent, St. Helens, WA10 5HW

Asking Price £425,000

*David
Davies* *Collection*



38, Villiers Crescent, St. Helens, WA10 5HW

- Tenure: Freehold
- Council Tax Band: F
- EPC: E
- Detached Property On Generous Corner Plot
- Private Rear Garden & Detached Garage
- **Probate Applied For**
- No Onward Chain
- Four Double Bedrooms
- Prestigious Location
- Driveway Parking

We are delighted to present to the sales market this impressive four-bedroom detached freehold residence, offered with the added benefit of no onward chain. Situated within the highly sought-after area of Eccleston, St Helens..

The property is double glazed throughout and triple glazed in parts and upon entering, you are welcomed by an entrance porch leading into a bright and inviting hallway. The accommodation has been thoughtfully designed to suit a variety of lifestyles, offering excellent flexibility throughout. To the ground floor is a generously sized double bedroom, ideal for those requiring ground floor living, while equally lending itself to use as an additional reception room, home office or playroom if preferred.

The principal living accommodation is positioned to the rear of the property and comprises a spacious living room overlooking the garden, a further reception room and a conservatory, all benefiting from an abundance of natural light that creates a warm and welcoming atmosphere. The kitchen and utility completes the floor.

In total, the property offers four well-proportioned bedrooms, three reception rooms, a ground floor WC and a family bathroom. Three bedrooms are located on the first floor, with the fourth situated conveniently on the ground floor, enhancing the home's practicality and adaptability.

Externally, the property continues to impress. A substantial driveway provides extensive off-road parking, while the private and well-maintained rear garden offers an ideal setting for outdoor entertaining, family enjoyment or peaceful relaxation. Completing the home is a tandem double garage, providing valuable storage or secure parking.

Ideally positioned close to excellent local amenities, reputable schools, parks and convenient transport links, this fantastic home combines space, versatility and location, making it a superb choice for a wide range of buyers.

EPC: E

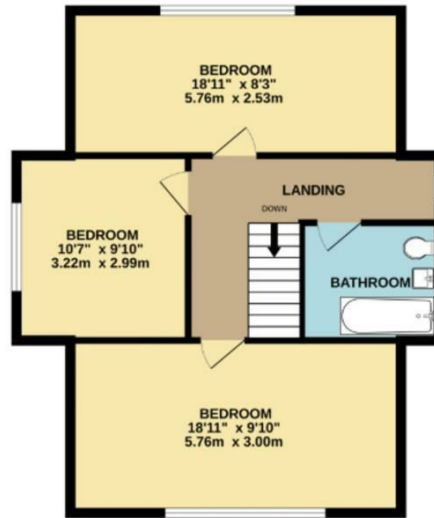




GROUND FLOOR



1ST FLOOR



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David Paul David

| 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 | | | |
| | | 78 | 52 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| | | | |
| England & Wales | | EU Directive 2002/91/EC | |