



**4, Cartwright Close, St. Helens, WA11 8DG**

Offers Over £200,000

*David  
Davies* Collection



## 4, Cartwright Close, St. Helens, WA11 8DG

- Freehold
- Council Tax Band: B
- Three Bedrooms
- Garage With Parking
- Terraced Property
- EPC: C
- No Onward Chain
- Front & Rear Gardens
- Two Reception Rooms
- Excellent Location

Situated in the very heart of Rainford Village, this attractive three-bedroom terraced freehold property on Cartwright Close offers an excellent opportunity for buyers looking to step onto the property ladder within this highly sought-after location. Offered with no onward chain, the home presents fantastic potential to modernise and create a superb contemporary living space.

The property enjoys charming kerb appeal and is garden-fronted, setting it back pleasantly from the road. Internally, the ground floor comprises a welcoming entrance hallway leading into a spacious front living room, which flows through to the dining room and kitchen beyond. The current layout offers generous proportions and, subject to preference, provides exciting scope to reconfigure into a stylish open-plan kitchen diner suited to modern lifestyles.

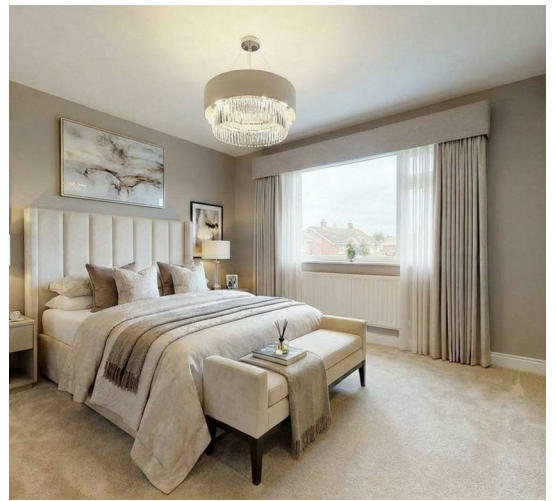
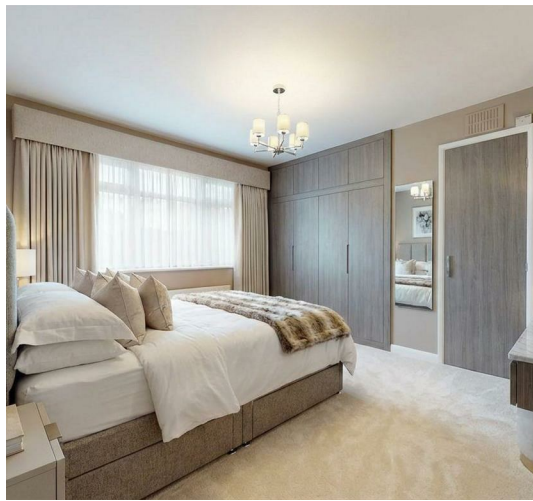
To the first floor, the landing gives access to three bedrooms, two of which are comfortable doubles benefiting from fitted wardrobes. A family bathroom completes the first-floor accommodation.

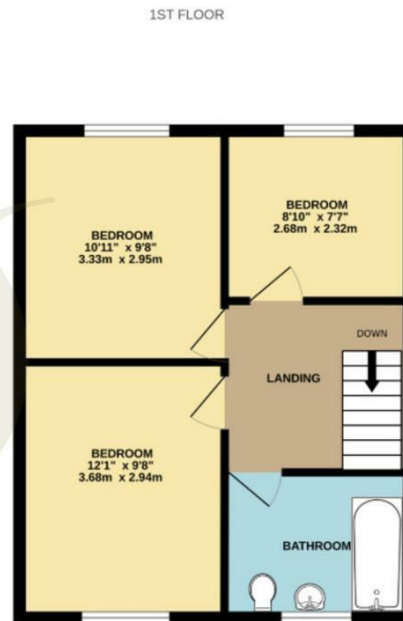
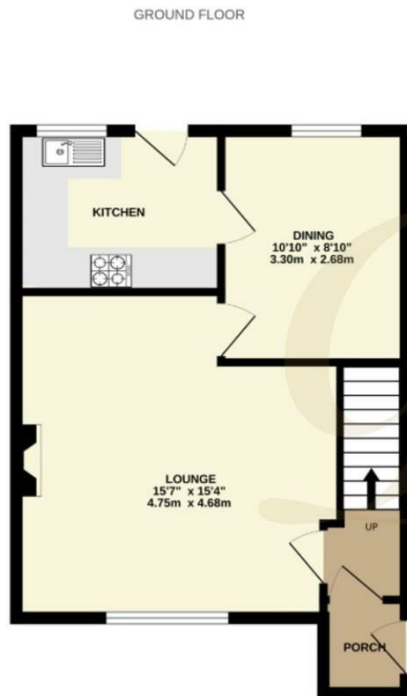
Externally, the rear garden is designed for ease of maintenance and includes a useful storage shed along with access into the garage. There is also vehicular access to the garages at the rear, allowing for convenient parking.

Combining location, potential and freehold tenure, this home represents a fantastic opportunity to secure a property within one of Rainford's most desirable residential settings. Early viewing is recommended to appreciate the possibilities on offer.

EPC: C







**David Davies**

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*David Paul Davis*

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



Information on tenant permitted fee's can be accessed via the link below [www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)

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