



**49, Grantham Crescent, Islands Brow, WA11 9YE**

**£210,000**

*David  
Davies* *Collection*



## 49, Grantham Crescent, Islands Brow, WA11 9YE

- EPC: TBC
- Council Tax Band: B
- Leasehold - 764 Years Remaining
- Semi Detached Property
- Three Bedrooms
- Kitchen Diner
- Conservatory
- Large Driveway
- Private Rear Garden
- Spacious Garage

David Davies Sales & Lettings are delighted to bring to market this charming three-bedroom semi-detached property, positioned on a generous plot with the added benefit of no houses to the rear, offering a peaceful backdrop of mature trees and excellent privacy.

From the front, the property boasts superb kerb appeal with a large driveway providing off-road parking for multiple vehicles. Stepping inside, the ground floor comprises a welcoming entrance porch and hallway, a bright and spacious living room, and a kitchen diner perfect for family meals or entertaining. A conservatory to the rear adds further versatile living space and enjoys lovely views over the garden.

To the first floor, the landing leads to a modern shower room and three well-proportioned bedrooms, two of which are generous doubles.

Externally, the rear garden is low maintenance yet offers a delightful outdoor retreat, with direct access to the garage for secure storage or parking.

Situated in a popular residential location close to local amenities, schools, and excellent transport links, this property is ideal for families, first-time buyers, or anyone seeking a well-maintained home in a tranquil setting.

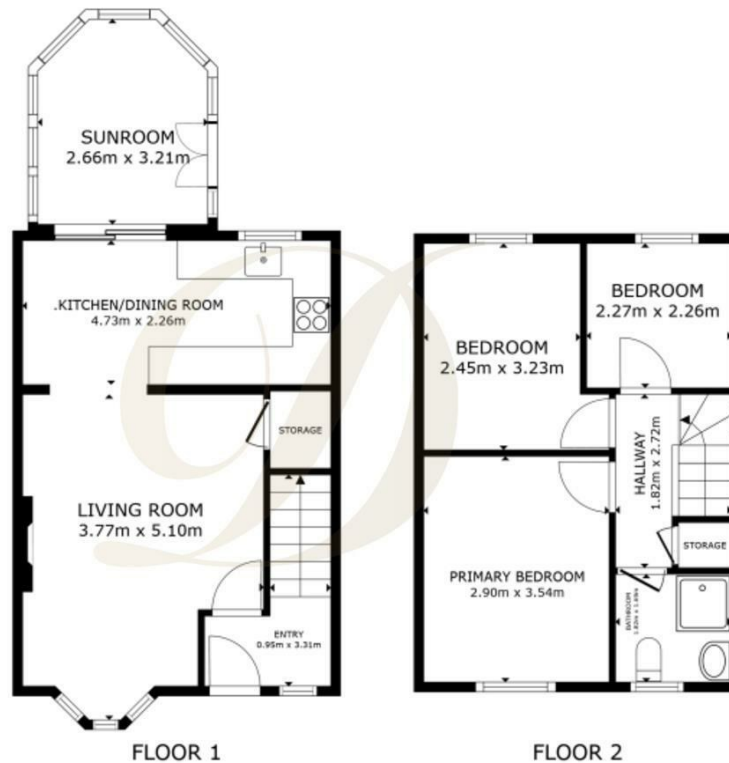
EPC: TBC











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

*David Davies*

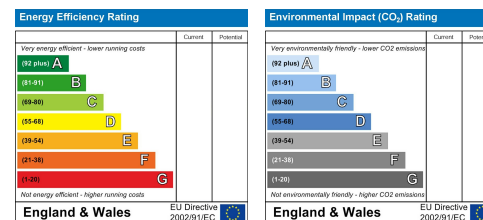
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

**A better mortgage deal made a good deal easier**

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.

For life's meaningful moments



Information on tenant permitted fee's can be accessed via the link below  
[www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)  
**22 Church Road, Rainford, St Helens, WA11 8HE**  
**T: 01744 885753**  
**sales@daviddaviesestateagent.co.uk**  
**lettings@daviddaviesestateagent.co.uk**  
**www.daviddaviesestateagent.co.uk**

