



49, Grantham Crescent, Islands Brow, WA11 9YE

£210,000

David Davies
Collection

49, Grantham Crescent, Islands Brow, WA11 9YF

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







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| 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 | | | |

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 | | | |

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

