



**12, Poplar Grove, West Park, WA10 4AW**

**Offers Over £215,000**

*David  
Davies* Collection



## 12, Poplar Grove, West Park, WA10 4AW

- EPC: C
- Freehold
- Semi Detached Property
- First Floor Bathroom
- Located in West Park
- Council Tax Band: C - St Helens
- Some Updating Is Required Throughout The Property
- Two Reception Rooms
- Three Bedrooms
- Driveway & Garage

This attractive three-bedroomed semi-detached family home offers spacious accommodation in a highly sought-after location. While the property does require some refurbishment, it presents an excellent opportunity to create a home tailored to your taste and style.

The ground floor comprises a welcoming entrance hall, a bright and comfortable living room, a separate dining room, and a fitted kitchen.

To the first floor, there are three generously sized bedrooms and a well-appointed family bathroom. Externally, the property benefits from gardens to both the front and rear, together with a gated, paved driveway providing off-road parking and access to a single garage.

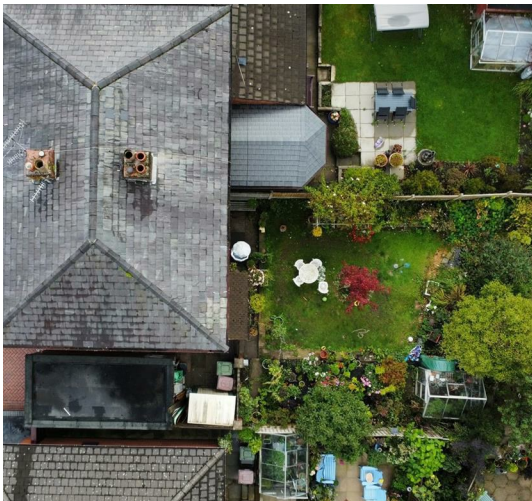
Situated in the desirable area of West Park, one of St Helens' most popular leafy suburbs, the home enjoys close proximity to a wide range of local amenities in both Prescot and St Helens town centres.

Excellent transport links are also nearby, with Thatto Heath Train Station within easy reach, providing direct commuter access into Liverpool.

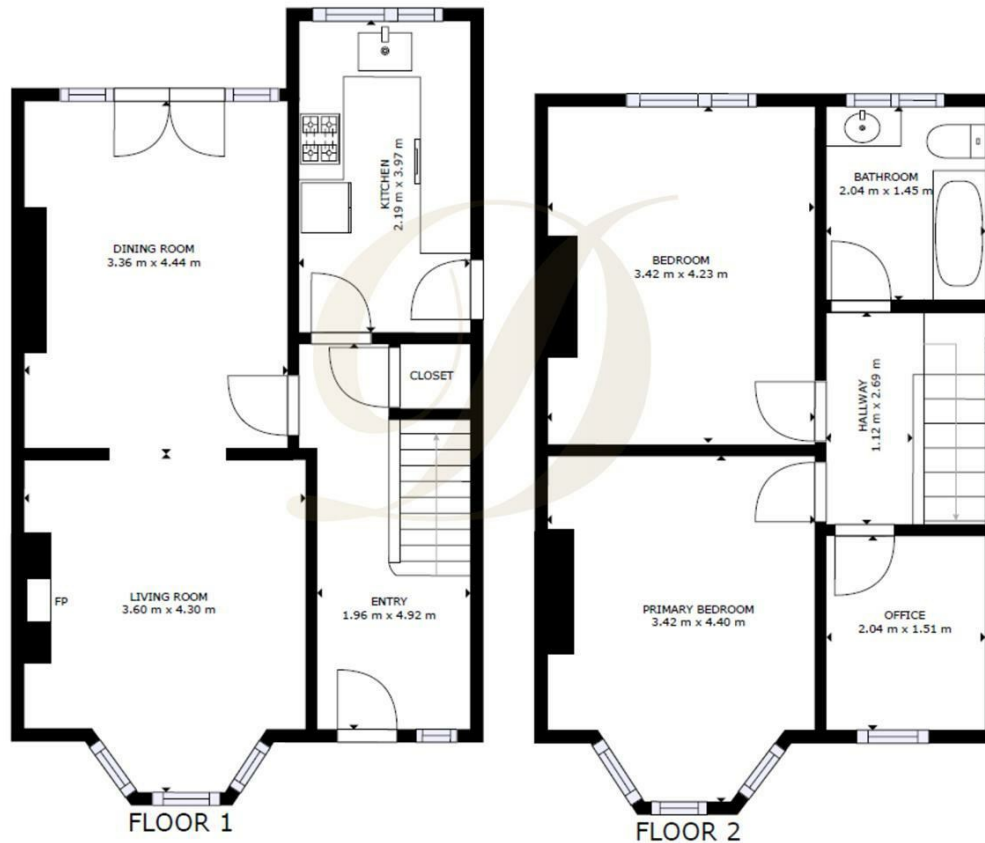
EPC: C











**David Davies**

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*David Davies*

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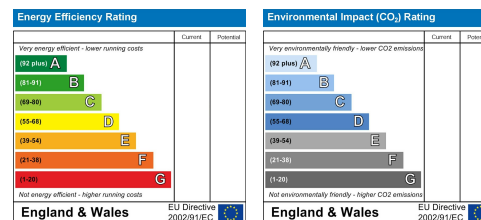
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