



**55, Cygnet Gardens, St. Helens, WA9 1SE**

**Offers Over £300,000**

*David  
Davies* Collection





## 55, Cygnet Gardens, St. Helens, WA9 1SE

- EPC: TBC
- Council Tax Band: D
- Three Reception Rooms
- Modern Kitchen
- Driveway Parking
- Tenure: Freehold
- Four Bedroom Detached Property
- Three Bathrooms
- Private Rear Garden
- Modernised Throughout

Occupying an enviable position within a desirable residential area of St Helens, this impressive four-bedroom detached home on Cygnet Gardens offers generous and beautifully presented accommodation, ideal for modern family living. With outstanding kerb appeal and a substantial frontage, the property is truly ready for a buyer to move straight in and enjoy.

To the front, a large driveway provides ample off-road parking for multiple vehicles, enhancing both convenience and presentation. Entry is via a stylish composite door into a welcoming hallway that immediately sets the tone for the quality and space found throughout the home.

The ground floor accommodation is both spacious and versatile. A large contemporary kitchen serves as a real focal point, thoughtfully designed with modern units and an additional seating area that could easily function as a dining space, perfect for casual family meals or entertaining. Complementing this is a modern living room flowing seamlessly through to a dining area, creating an excellent open-plan feel. From here, doors lead into a delightful conservatory which overlooks the rear garden, offering a bright and tranquil space to relax all year round. There is a WC also for convenience.

To the first floor, the property continues to impress with four generously sized double bedrooms, providing excellent space for growing families or those working from home. The principal bedroom benefits from a stylish en-suite shower room, while a modern family shower room serves the remaining bedrooms, finished to a high standard with contemporary fittings.

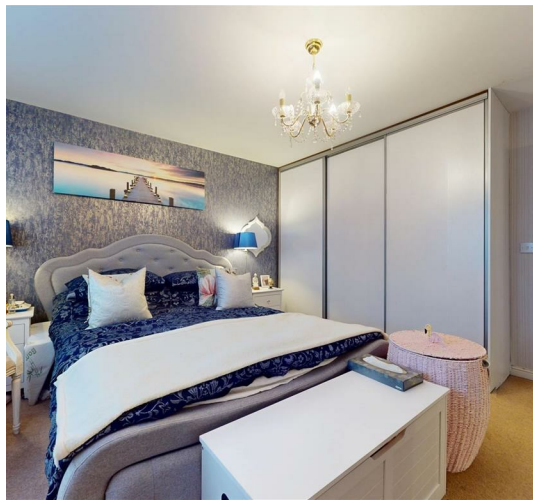
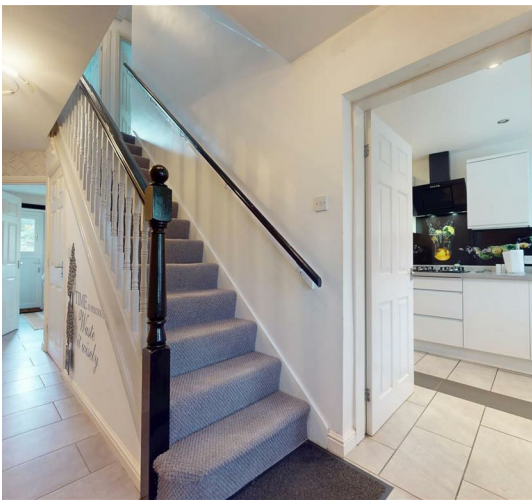
Externally, the rear of the property enjoys a private and well-maintained garden, offering an ideal setting for outdoor dining, entertaining or simply unwinding in a peaceful environment.

Combining space, style and a superb level of presentation, this exceptional detached home represents a fantastic opportunity within a sought-after location.

EPC: TBC









# Floorplan To Follow



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.



**Allisons**

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

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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)  
**22 Church Road, Rainford, St Helens, WA11 8HE**  
**T: 01744 885753**  
**sales@daviddaviesestateagent.co.uk**  
**lettings@daviddaviesestateagent.co.uk**  
**www.daviddaviesestateagent.co.uk**

