



49, Meadow Lane, St Helens, WA9 3RA

Offers Over £100,000

*David
Davies* *Collection*



49, Meadow Lane, St Helens, WA9 3RA

- EPC:D
- Council Tax Band: A
- Tenure: Freehold
- No Onward Chain | Cash Buyers
- Semi Detached Property On A Large Corner Plot
- Two Reception Rooms
- Modern Kitchen With Integrated Oven
- Four Bedrooms
- First Floor Bathroom
- Available Now, Ideal For Investors

***** MUST BE CASH BUYERS ONLY! *** MUST VIEW BEFORE MAKING AN OFFER *****

David Davies Sales & Lettings are pleased to present to the market this spacious four-bedroom end terraced property, offering a superb opportunity for investors, developers, or anyone looking to create their dream home.

Situated on an impressive corner plot in a popular residential location, the property benefits from gardens to the front, side, and rear, as well as a private driveway, offering both kerb appeal and excellent potential for outdoor landscaping or further development (subject to planning).

Internally, the home requires full renovation and modernisation, but provides a generous and versatile layout to work with. The ground floor comprises a welcoming entrance hallway, a large living room, and a spacious kitchen diner, ideal for future open-plan living or entertaining spaces.

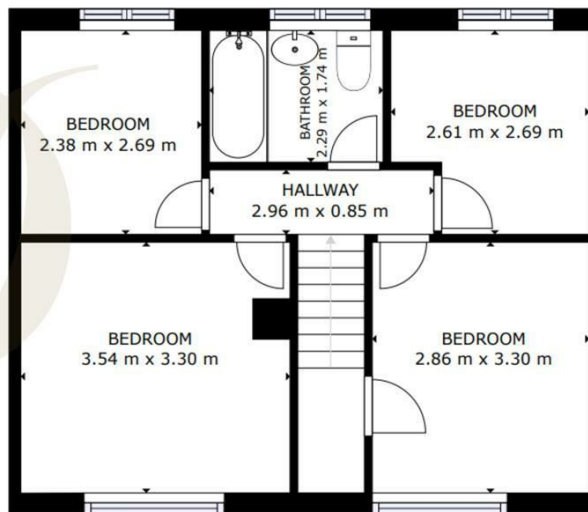
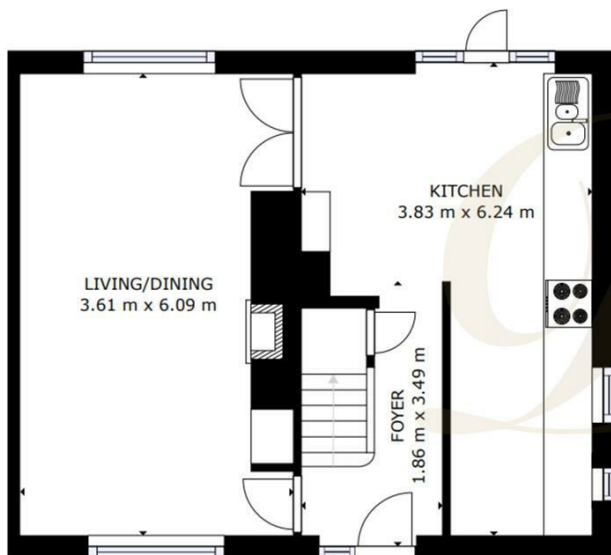
The first floor offers four well-proportioned bedrooms and a family bathroom, with scope to reconfigure or enhance to suit individual needs.

Located close to local schools, shops, and excellent transport links, this is a rare opportunity to add value and create a bespoke family home or investment property in a well-connected area.

EPC:D







David Davies

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

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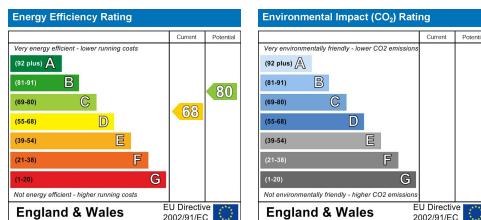
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