



**24, Beech Gardens, St. Helens, WA11 8DJ**

Offers Over £275,000

*David  
Davies* *Collection*



## 24, Beech Gardens, St. Helens, WA11 8DJ

- Freehold
- Council Tax Band: C
- EPC: D
- Extended Semi Detached
- Three Bedroom
- Two Bathrooms
- Open Plan Kitchen Diner
- Stunning Modern Bathroom
- Driveway Parking
- Entrance Porch

This well-presented and extended three-bedroom semi-detached property offers spacious and versatile accommodation, ideally suited to modern family living. The home benefits from gas central heating, UPVC double glazing and a thoughtfully arranged layout that provides flexibility across both floors.

The ground floor is accessed via a generous entrance porch which opens into a welcoming hallway with an open-plan staircase. There is a comfortable lounge, separate dining room and a fitted kitchen with integrated appliances, complemented by a useful utility room with cloakroom facilities. The utility room offers excellent flexibility and could be utilised as an additional bedroom, home office or playroom if required. There is also the added convenience of side access from the driveway directly into the utility area and kitchen.

To the first floor, the property features three bedrooms alongside a stunning spacious family bathroom fitted with a four-piece suite. The accommodation throughout is well maintained and finished in neutral tones, allowing prospective occupants to personalise the space to their own taste.

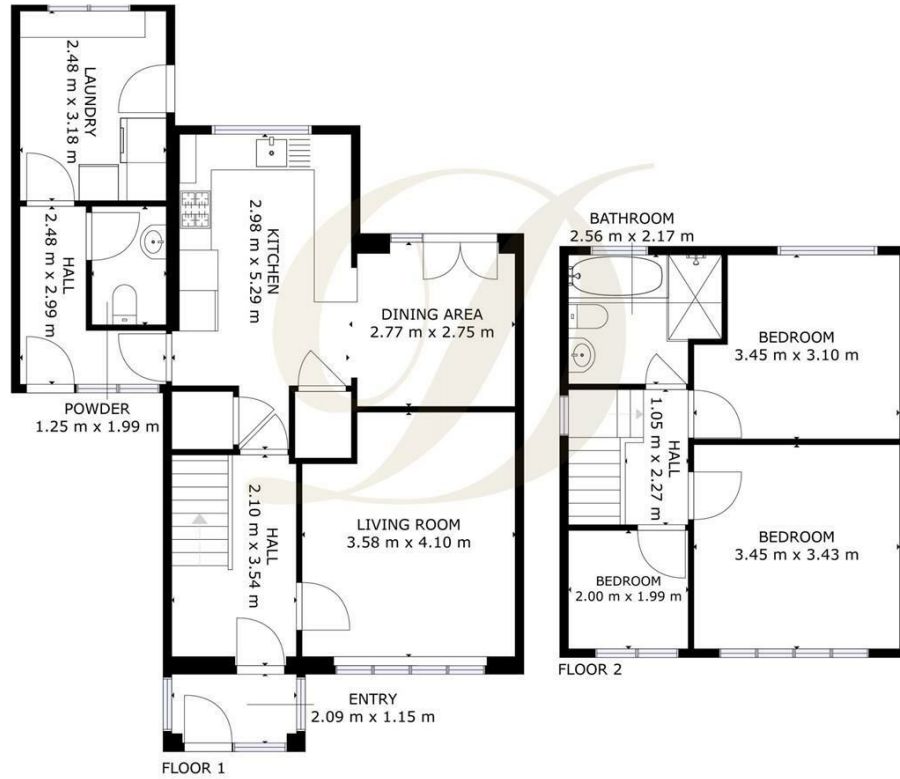
Externally, the property has off road parking for two cars and to the rear is a lovely garden.

The property is held on a freehold title and presents an excellent opportunity for those seeking a home with generous proportions, adaptable living space and a practical layout in a popular residential setting.

EPC:D







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

*David Patrick Davies*

