



9, Kendal Close, St. Helens, WA11 7LG

Asking Price £230,000

*David
Davies* Collection



9, Kendal Close, St. Helens, WA11 7LG

- Tenure: Freehold | Council Tax Band: C | EPC: TBC
- Impressive Double-Storey Extension
- Quiet Close In Rainford Junction
- Fitted Kitchen And Second Reception Room
- Stunning Modern Family Bathroom
- Three Bedroom Semi-Detached Property
- Offered To The Market With No Onward Chain
- Spacious Living Room Through Dining Room
- Three Generous Double Bedrooms

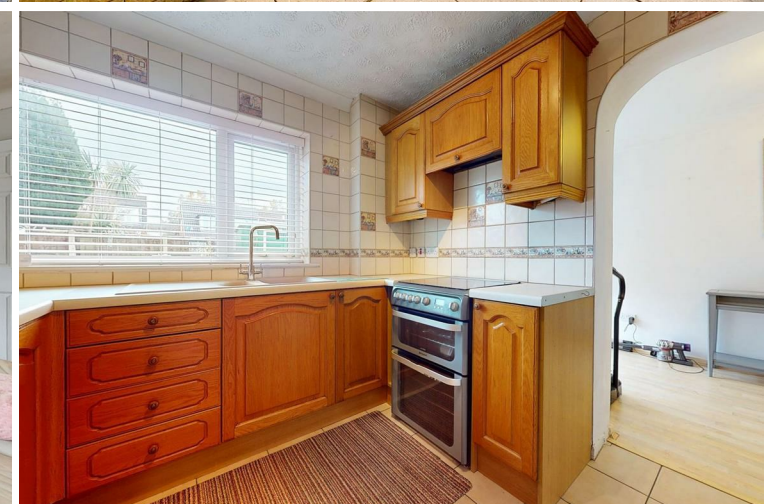
Situated within a quiet close in the popular area of Rainford Junction, this lovely three-bedroom semi-detached property offers exceptional living space thanks to its impressive double-storey extension. Offered to the market with no onward chain, the property is an excellent opportunity for families and buyers seeking a spacious home with further potential to personalise.

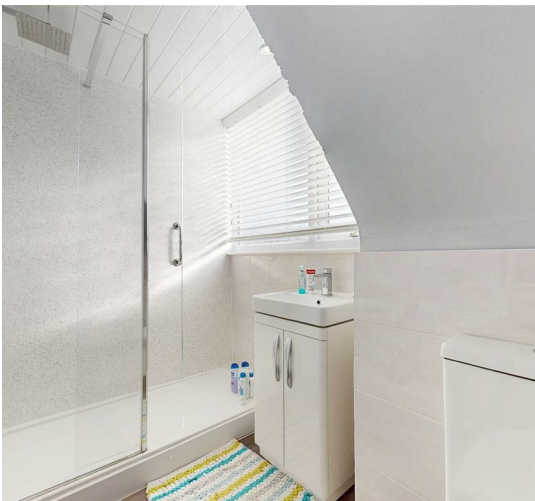
To the front, the property benefits from a garden frontage and driveway parking. Upon entering, an entrance hallway leads through to a spacious living room which opens into the dining area, creating a fantastic space for relaxing and entertaining. The fitted kitchen provides access to a second reception room to the rear, offering versatile additional living space. Completing the ground floor is a useful utility room, which could potentially be adapted to suit a variety of needs, including a home office or ground-floor WC, subject to the necessary works. Furthermore, the existing layout offers excellent scope to create an impressive open-plan kitchen, dining and living space across the rear of the property.

To the first floor, the landing provides access to three well-proportioned double bedrooms, two of which benefit from fitted mirrored wardrobes. A stunning, modern family bathroom completes the accommodation.

Externally, the rear garden features a flagged patio area, ideal for outdoor seating and entertaining, alongside a lawned garden providing space for families to enjoy.

EPC: TBC





Floorplan To Follow



The image shows the exterior and interior of the David Davies Estate Agency. The storefront features a large, illuminated 'David Davies' sign in a stylized blue and yellow font. Below the sign, there are large glass windows and doors. Inside, several display boards are visible, each containing multiple small photographs of properties for sale. A circular inset image shows the interior of a property, which appears to be a bright, modern living space with large windows and a wooden floor. The David Davies logo is also present in a circular frame on the right side of the image.

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

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			
England & Wales		EU Directive 2002/91/EC	