



12, Burns Road, Sutton Manor, WA9 4AJ

Asking Price £220,000

*David
Davies* *Collection*

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- EPC:D
- Freehold
- Semi Detached Property
- Large Open Living Area
- Large Rear Garden
- Council Tax Band :A
- No Onward Chain
- Spacious Driveway
- Downstairs W.C
- Three Bedrooms Plus A Loft Conversion

We are pleased to present this beautifully arranged family home, offering generous living space both inside and out.

Situated in a highly sought-after residential area, the property benefits from close proximity to local shops, amenities, and excellent transport links, including easy access to Lea Green train station. The St Helens Linkway and M62 motorway network are just a short drive away, making this an ideal location for commuters.

Recently redecorated throughout, the ground floor comprises an inviting entrance hallway, a convenient W.C. and utility area, a spacious living room, and a well-appointed kitchen.

To the first floor, you will find three generously sized bedrooms and a modern three-piece family bathroom.

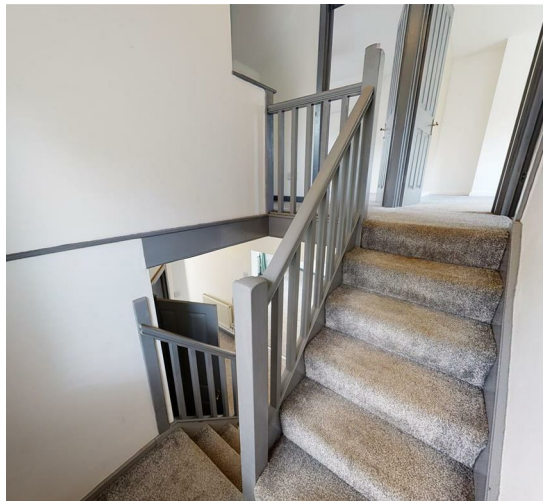
A standout feature of this home is the full loft conversion, offering versatile space that can be adapted to suit your needs.

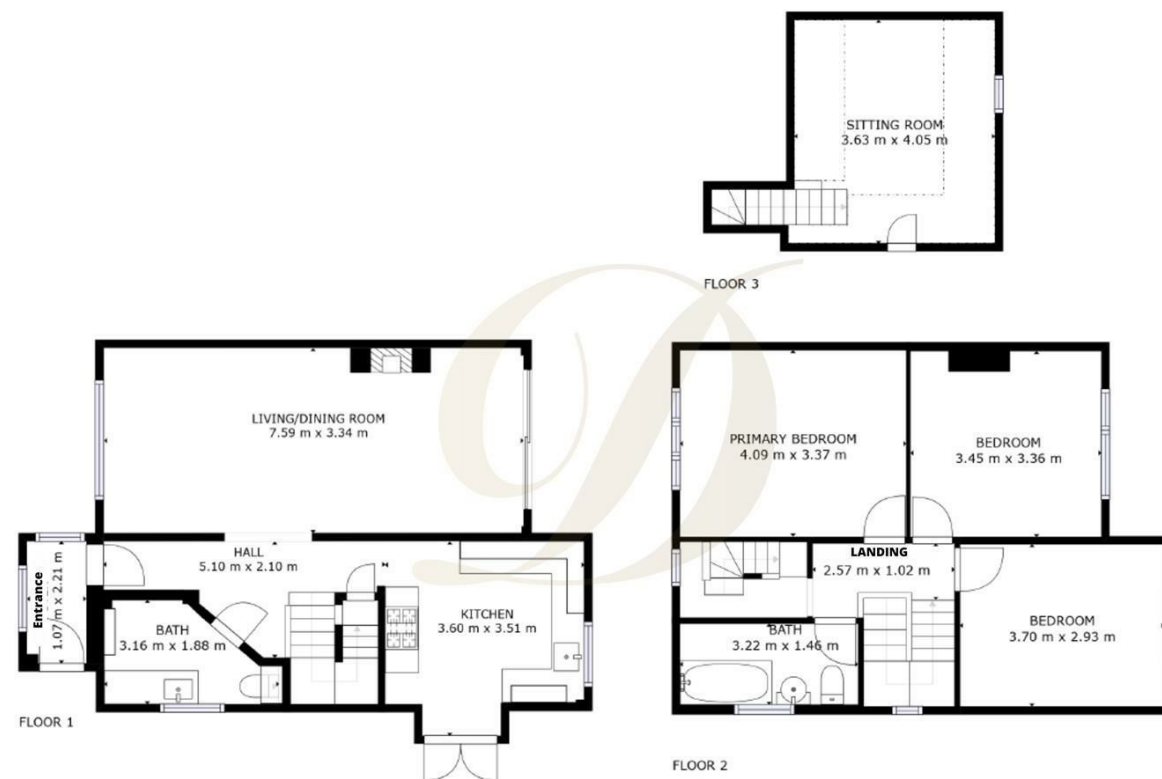
Externally, the property boasts a driveway with ample parking for multiple vehicles.

To the rear, there is an extensive lawned garden, fully enclosed with fencing, complemented by two decking areas—perfect for outdoor entertaining.

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

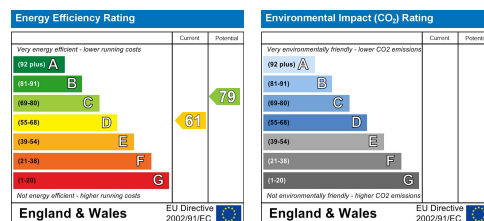
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