



122, Beech Gardens, St. Helens, WA11 8EB

Asking Price £250,000

*David
Davies* *Collection*

122, Beech Gardens, St. Helens, WA11 8FR

- EPC: D
- Council Tax Band: C
- Freehold
- Three Bedroom Semi Detached
- Substantial Corner Plot
- No Onward Chain
- Private Rear & Side Garden
- Driveway Parking & Detached Garage
- Living Room Through Dining Room
- Excellent Village Location

David Davies Sales & Lettings Agent are delighted to present this well-positioned three-bedroom semi-detached family home, situated within the heart of the ever-popular village of Rainford. Occupying a generous corner plot at the head of a quiet cul-de-sac, the property enjoys larger-than-average gardens and benefits from a private aspect, with neither the rear nor side directly overlooked.

The property is currently undergoing structural improvement works, with both the house and detached garage being professionally underpinned. The main dwelling has now been structurally stabilised and is ready for any cosmetic improvements or personalisation by the new owner. The garage underpinning is due to commence following the required curing period, with all structural works scheduled to be fully completed prior to legal completion, providing buyers with complete peace of mind.

Ideally located within easy reach of highly regarded schools, local amenities and excellent transport links, this is a fantastic opportunity for families and buyers looking to put their own stamp on a home in a sought-after location.

The property benefits from UPVC double glazing, gas central heating, off-road parking to the front and side, together with a detached garage.

Internally, the accommodation comprises a welcoming entrance hallway with staircase to the first floor, a spacious dual-aspect living room extending the full depth of the property, complete with a feature fireplace and patio doors opening onto the rear garden. The fitted kitchen offers a range of wall and base units with complementary work surfaces and provides direct access to the side garden.

To the first floor, the landing leads to three well-proportioned bedrooms and a modern family shower room.

Offering excellent potential, a generous plot and an enviable Rainford location, this is a superb opportunity to acquire a home that is ready for its next chapter. Early viewing is highly recommended.

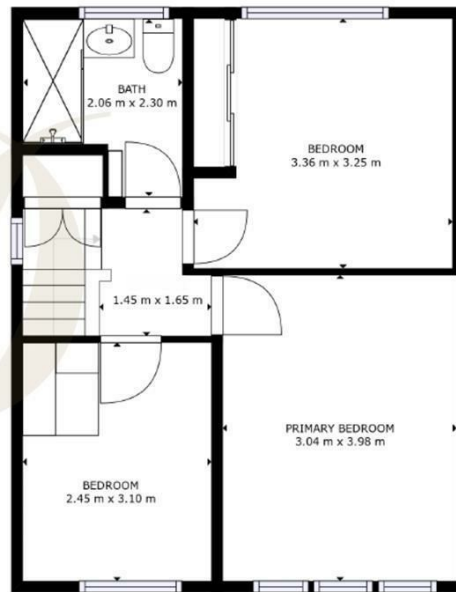
EPC: D







FLOOR 1



FLOOR 2



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David Patrick Davies

