



76, Poynter Street, Thatto Heath, WA9 5HR

£199,950

*David
Davies* *Collection*

76, Poynter Street, Thatto Heath, WA9 5HR

- EPC: TBC
- Freehold
- Spacious Front Living Room
- Three Bedrooms
- Off Road Parking For Two Cars
- Council Tax Band - A - St Helens
- Terraced Property - Completely Modernised Throughout
- Stunning Open Plan Kitchen Diner At Rear
- Beautiful Family Bathroom
- Spacious Rear Garden With Detached Garage

David Davies Sales & Lettings Agent are delighted to present this exceptional three-bedroom terraced home, finished to an immaculate standard throughout and offering truly move-in ready accommodation. Having been comprehensively modernised in recent years, including the installation of a new boiler and a recently fitted Hive smart heating system, this stunning home is perfect for buyers seeking stylish, low-maintenance living.

One of the property's standout features is the excellent off-road parking, with a driveway to the front and the added benefit of a second parking space to the side, providing access to the detached garage.

Internally, the accommodation begins with an entrance porch leading into a spacious and beautifully presented living room, featuring an attractive central fireplace and high-quality flooring that flows seamlessly through to the rear of the property.

The heart of the home is the impressive open-plan kitchen/dining room, fitted with a contemporary range of units, an integrated oven and ample workspace. French doors open directly onto the rear garden, creating the perfect space for everyday family living and entertaining.

To the first floor, the landing provides access to three generous bedrooms, all beautifully presented, together with a stunning modern family bathroom finished to an excellent standard.

Externally, the rear enjoys a spacious, low-maintenance garden that attracts sunshine throughout the day. With separate seating areas, it provides an ideal setting for relaxing or entertaining, while direct access to the detached garage offers excellent additional storage.

Ideally located close to a range of highly regarded schools, local amenities and Thatto Heath Train Station, the property also benefits from excellent commuter links, making it an ideal choice for first-time buyers, young families and commuters alike.

EPC: TBC





Floorplan To Follow



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

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	