



**12, Gormley Drive, Windlehurst, WA10 2UJ**

Offers Over £270,000

*David  
Davies*  *Collection*



## 12, Gormley Drive, Windlehurst, WA10 2UJ

- EPC: TBC
- Council Tax Band:- D - St Helens
- Leasehold - 989 Years Remaining
- No Onward Chain
- Stunning Detached Property Built In 2016
- Open Plan Kitchen Diner With Integrated Appliances
- Three Good Sized Bedrooms
- First Floor Family Bathroom And Ground Floor W.C
- Integral Garage And Driveway Parking
- Great Location

We are delighted to bring to the market this beautifully presented contemporary detached home, offering modern living in one of St Helens' most sought-after residential locations.

Constructed in 2016 and occupying an enviable corner plot, this impressive property combines striking kerb appeal with a sense of privacy and generous space, making it an ideal choice for families and professionals alike.

The property is offered with no onward chain and internally, the property welcomes you into a stylish and inviting reception room, perfect for both relaxing and entertaining. The home offers three well-proportioned bedrooms, including a superb principal suite complete with a private en-suite shower room, providing a comfortable and peaceful retreat.

At the heart of the home is a stunning open-plan kitchen and dining area, thoughtfully designed with integrated appliances and ample worktop space, creating a perfect environment for everyday living and hosting. A separate utility room adds practicality with additional storage and laundry space, while a ground floor WC further enhances convenience.

Externally, the property benefits from a driveway and integral garage, offering off-road parking for two vehicles, a valuable feature in this location.

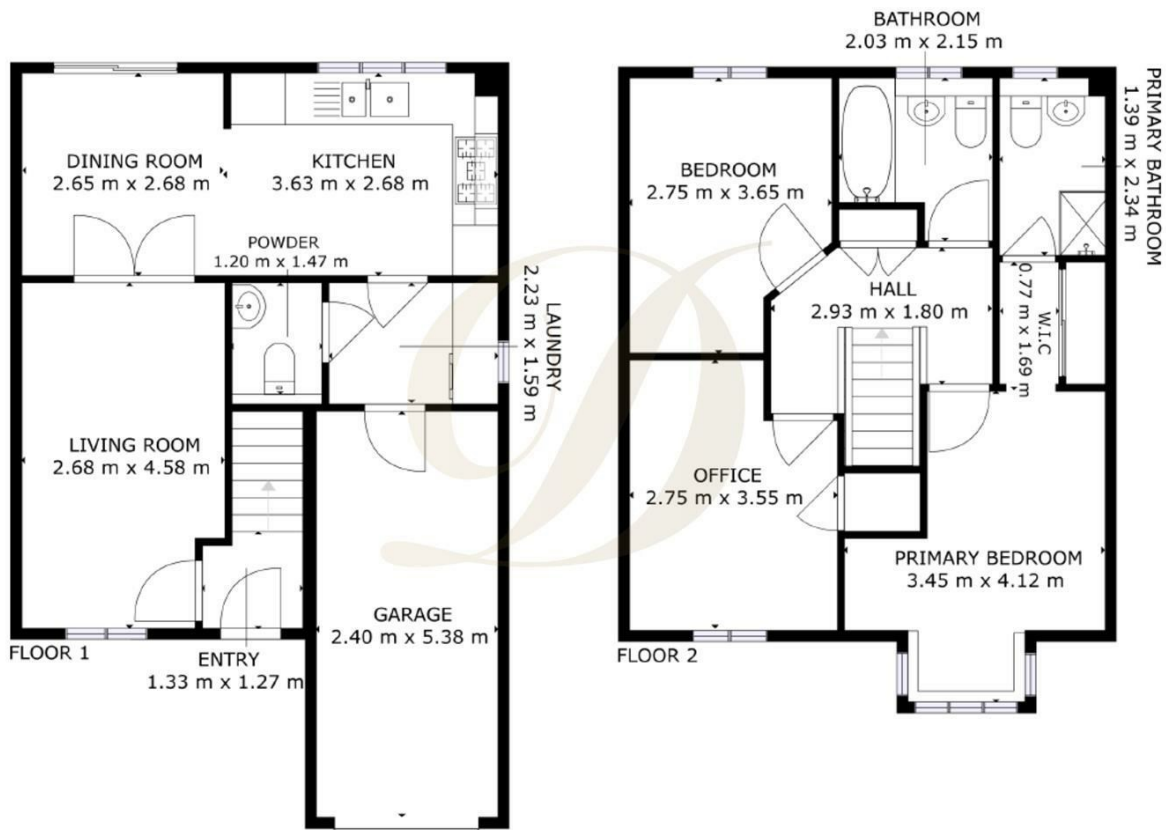
Ideally situated close to well-regarded schools, local amenities, and with excellent transport links to Liverpool and Manchester, the property perfectly balances suburban tranquillity with commuter convenience.

Stylish, modern, and meticulously maintained throughout, this exceptional home is ready to move straight into. Early viewing is highly recommended, as properties of this calibre rarely remain available for long.

EPC: TBC







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  |           | Environmental Impact (CO <sub>2</sub> ) Rating  |           |
|---|-----------|---|-----------|
| Current   | Potential | Current   | Potential |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales<br>EU Directive 2002/91/EC  |           | England & Wales<br>EU Directive 2002/91/EC  |           |