



**40, The Rides, St. Helens, WA11 0GQ**

Asking Price £180,000

*David  
Davies* Collection

## 40, The Rides, St. Helens, WA11 0GQ

- Tenure: Freehold
- Council Tax Band:
- EPC: C
- No Onward Chain
- Three Bedroom Semi Detached
- Quiet Cul-de-sac Location
- Driveway Parking
- Ground Floor WC / Bathroom / En-suite
- Fitted Kitchen
- Private Rear Yard

Offered to the market with the significant benefits of no onward chain and freehold tenure, this beautifully presented three-bedroom semi-detached property occupies a peaceful position within a sought-after cul-de-sac, making it an ideal purchase for first-time buyers, families, or those looking to downsize without compromising on space.

Situated in a quiet residential setting, the property offers well-proportioned accommodation throughout. The ground floor briefly comprises a welcoming entrance hallway, a convenient ground floor WC, a spacious and comfortable living room, and a modern fitted kitchen with ample storage and workspace. The kitchen flows seamlessly through to the conservatory, creating an additional reception area that can be enjoyed year-round and provides lovely views over the rear garden.

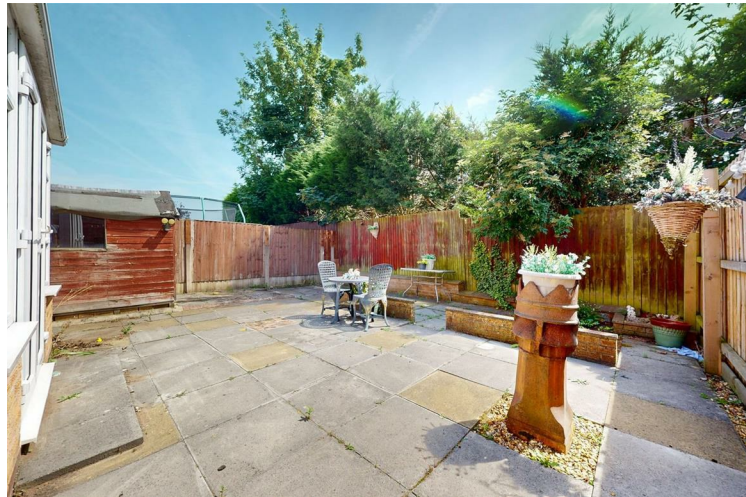
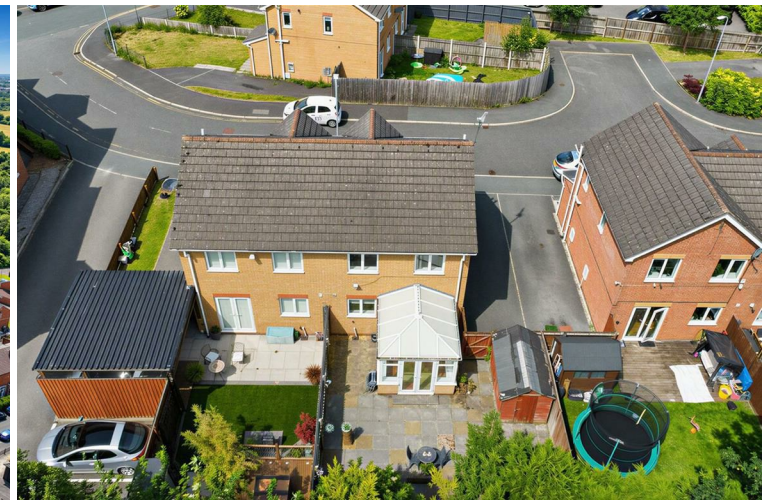
To the first floor, the landing gives access to three well-proportioned bedrooms, including a generous principal bedroom benefiting from its own private en-suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. To the front is a lengthy driveway providing off-road parking for multiple vehicles. To the rear, a private and low-maintenance garden enjoys a sunny aspect throughout the day, creating the perfect space for outdoor dining, entertaining, or simply relaxing in the warmer months.

Combining a desirable location, practical living accommodation, and the added advantages of no onward chain and freehold ownership, this attractive home represents an excellent opportunity for a wide range of buyers.

Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

\*Probate Has Been Applied For\*  
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 Davis*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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