



22, Carnegie Crescent, St Helens, WA9 3LY

Asking Price £100,000

David
Davies
Collection

22, Carnegie Crescent, St Helens, WA9

31 V

- EPC: D
- Leasehold
- Two Bedrooms
- Family Bathroom & Ground Floor W/C
- Council Tax Band: A
- Mid-Terraced Property
- Two Spacious Reception Rooms
- No Chain!

David Davies Sales & Lettings Agent are delighted to bring to market this deceptively spacious two-bedroom terraced property, offered with no onward chain and boasting a unique layout with both a ground floor extension and reconfigured first floor.

This impressive home was previously a three-bedroom property but has been thoughtfully altered to create a much larger bathroom on the first floor and an extended ground floor footprint, incorporating a utility room and a rare ground floor WC – a real advantage for this style of property.

The ground floor comprises a welcoming entrance hallway leading to an open plan living room through dining area, a generously sized kitchen, and beyond this a practical utility space with direct access to the rear yard, alongside the convenient WC. To the first floor, off the landing, you will find two well-proportioned double bedrooms and a large family bathroom, spacious enough to easily accommodate a four-piece suite if desired.

Externally, the property benefits from a low maintenance rear yard, while the front offers on-street parking with the added benefit of no properties directly facing, enhancing privacy.

Situated in a popular and accessible location, this property presents an excellent opportunity for first-time buyers, investors, or those looking for a home with great potential to tailor to their own taste and needs.

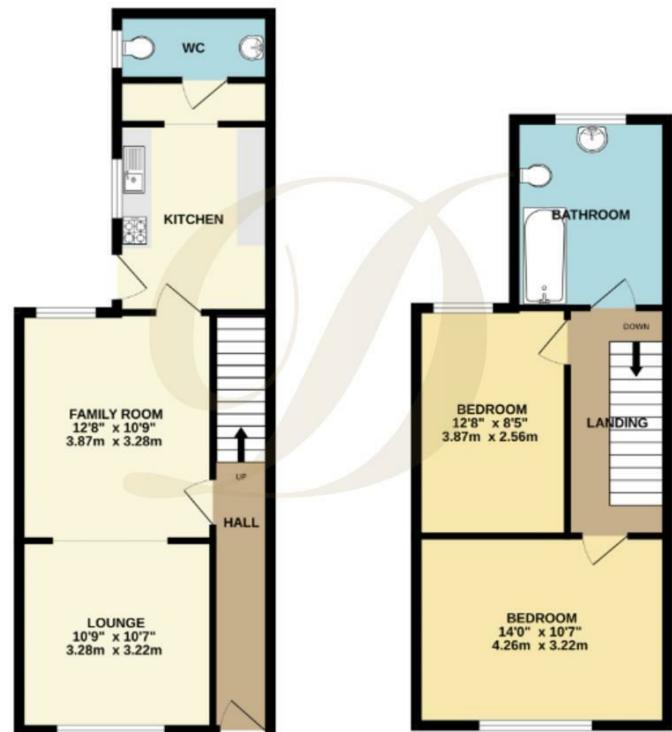
EPC: D





GROUND FLOOR

1ST FLOOR



Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

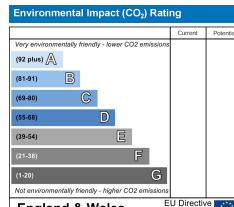
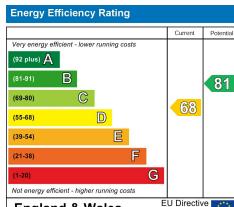
A
Allisons



A better **mortgage deal**
made a good deal easier

Talk to our independent mortgage
specialists on **01744 885555**
or visit allisonsfinancial.com

Allisons Financial Planning Ltd is authorised and regulated
by the Financial Conduct Authority.



Information on tenant permitted fee's can be accessed via the link below
www.daviddaviesestateagent.co.uk/tenant

22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753

sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk

PRS
Property Redress Scheme

THE GUILD
PROPERTY
PROFESSIONALS

rightmove

onTheMarket.com

naea propertymark
PROTECTED