



152, Dunriding Lane, St. Helens, WA10 4AF

Asking Price £120,000

*David
Davies* Collection



152, Dunriding Lane, St. Helens, WA10 4AF

- EPC: TBC
- Council Tax Band: A
- Freehold
- No Onward Chain
- Large End Terraced Property
- Two Large Double Bedrooms
- Two Spacious Reception Rooms
- Low Maintenance Rear Yard Rooms
- Garden Fronted
- Additional Room To First Floor

Offered to the market with no onward chain, this substantial two-bedroom end-terraced property presents a fantastic opportunity for buyers looking to create their dream home. Requiring modernisation throughout, the property boasts generous proportions and excellent potential to reconfigure and add value.

The property is garden fronted and internally the ground floor briefly comprises a spacious front reception room, which leads through to a second large reception room at the rear. From here is access to the kitchen and a ground floor bathroom. The layout offers excellent scope for improvement, with potential to knock through and create a large open-plan kitchen diner, ideal for modern family living.

To the first floor, the landing provides access to two well-proportioned bedrooms. The principal bedroom further benefits from an additional room, offering versatile use as a potential en-suite, walk-in wardrobe, home office or nursery/child's bedroom.

Externally, to the rear is a low-maintenance yard, providing private outdoor space.

With its generous room sizes, flexible layout and superb renovation potential, this property will appeal to investors, first-time buyers and those looking for a project in a popular residential location.

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 Patrick Davis

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.

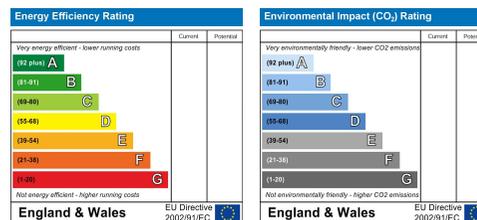


For life's meaningful moments

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