



70, Dale Crescent, Sutton Leach, WA9 4YE

£230,000

*David
Davies* **D** *Collection*

70, Dale Crescent, Sutton Leach, WA9 4YE

- EPC: C
- Council Tax Band: B - St Helens
- Freehold
- Extended Semi Detached
- Stunning Modern Kitchen Diner
- Kitchen Island & Bi-fold Doors
- Spacious Living Room With Media Wall
- Modern Family Bathroom
- Three Generous Bedrooms
- Rendered To Front & Driveway Parking

Presented to an exceptional standard throughout, this impressive three-bedroom semi-detached home occupies a sought-after position on Dale Crescent in the popular area of Sutton Leach, St Helens. Beautifully refurbished by the current owner, the property offers stylish and contemporary accommodation perfectly suited to modern family living.

The true focal point of the home is the stunning open-plan kitchen, dining and entertaining space, thoughtfully created through the transformation of the former conservatory. Significantly upgraded with solid walls, a lightweight roof and an impressive full-width aluminium bi-fold door, this outstanding space is flooded with natural light and seamlessly connects the interior to the rear garden. The kitchen is centred around a striking statement island and complemented by a sleek range of integrated appliances, combining practicality with modern design to create an ideal setting for everyday living and entertaining alike.

The accommodation is further enhanced by a beautifully presented living room, offering a cosy yet sophisticated retreat. Finished with a contemporary media wall and recessed lighting, this inviting space provides the perfect setting for relaxing with family or hosting guests.

To the first floor, the property offers three well-proportioned bedrooms, all finished to a high standard, alongside a stylish modern family bathroom designed with both comfort and functionality in mind.

Externally, the property continues to impress. The fully enclosed rear garden has been paved with Indian stone, providing an attractive and low-maintenance outdoor space ideal for entertaining and family enjoyment. To the front, a generous double driveway, also finished in Indian stone, offers ample off-road parking, while the K-rendered exterior enhances both durability and kerb appeal. Ideally located, the property is within walking distance of Sherdley Park.

MUST BE QUALIFIED BY NEW HOME MORTGAGES BEFORE ANY OFFER IS ACCEPTED.

EPC: C





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

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