



4, Melville Close, West Park, WA10 4EU

£300,000

*David
Davies* *Collection*

4, Melville Close, West Park, WA10 4EU

- EPC: C
- Council Tax Band: D - St Helens
- Freehold
- Detached Property On A Large Corner Plot
- Two Spacious Reception Rooms
- Three Good Sized Bedrooms
- Family Bathroom, En-suite & Ground Floor WC
- Driveway For Two Vehicles
- Large, Low Maintenance Rear Garden
- Close To Local Amenities

Situated on a highly regarded residential development in St Helens, this impressive three-bedroom detached property occupies a substantial corner plot and offers exceptional kerb appeal.

This attractive freehold home benefits from driveway parking for two vehicles, access to an attached garage, and well-maintained gardens to the front and side elevations, creating an immediate sense of space and privacy.

The accommodation is thoughtfully arranged and well proportioned throughout. A welcoming entrance hallway leads to a convenient ground floor WC. The open-plan living room through lounge provides an elegant and versatile reception space, ideal for both everyday family living and entertaining, with an abundance of natural light enhancing the overall feel.

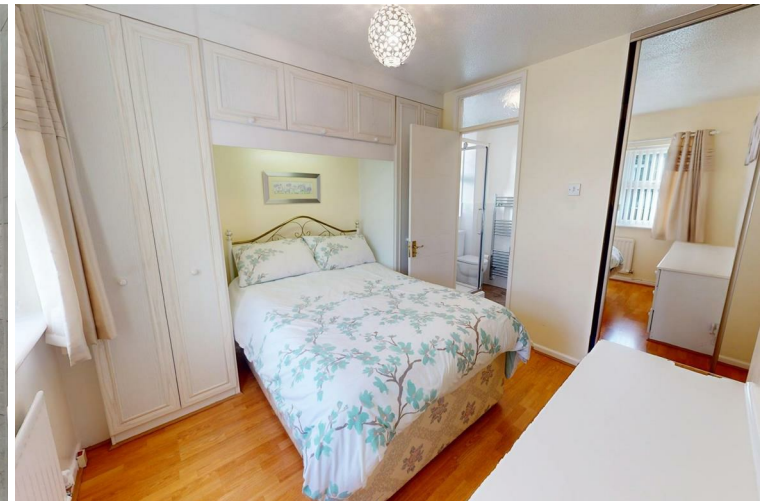
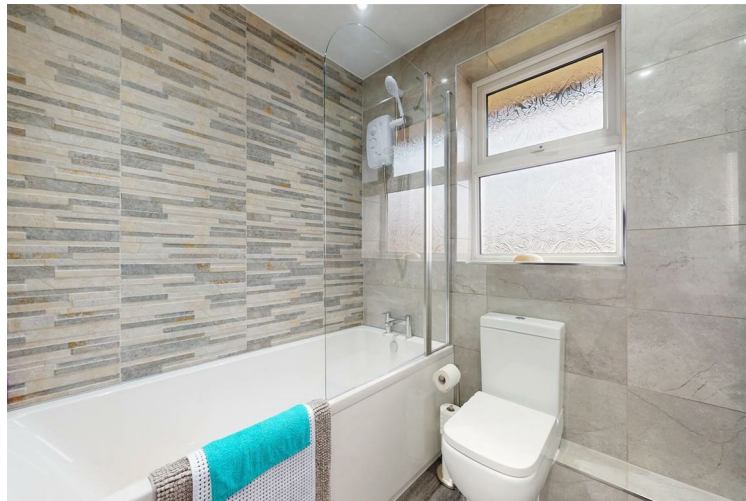
To the rear, the modern fitted kitchen is complemented by a separate utility room, which offers additional storage and internal access to the garage. The layout presents excellent potential for reconfiguration, with significant scope to create a substantial open-plan kitchen diner across the rear of the property, subject to the necessary approvals.

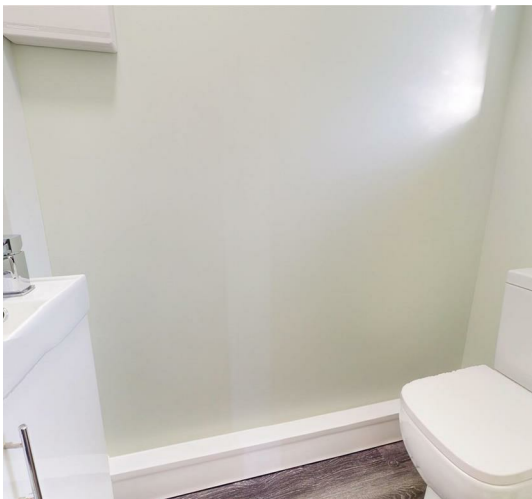
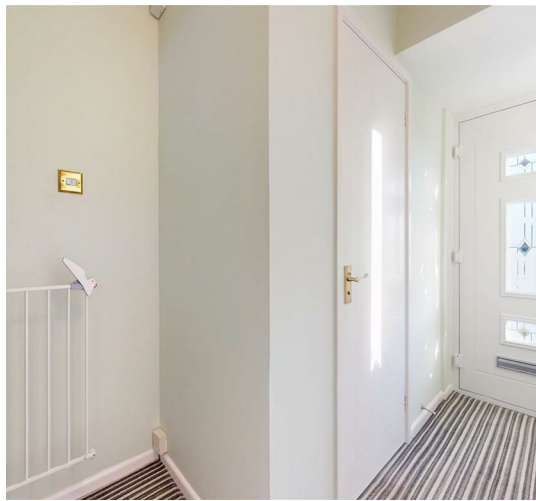
To the first floor, the landing leads to three generous bedrooms, including a well-proportioned principal bedroom benefitting from a contemporary en-suite shower room. The family bathroom, refurbished within the last twelve months, is a particular highlight, finished to a high standard with stylish fittings.

Externally, the rear garden is a superb feature, boasting a neatly laid lawn and a flagged patio seating area, providing an ideal setting for outdoor dining and relaxation.

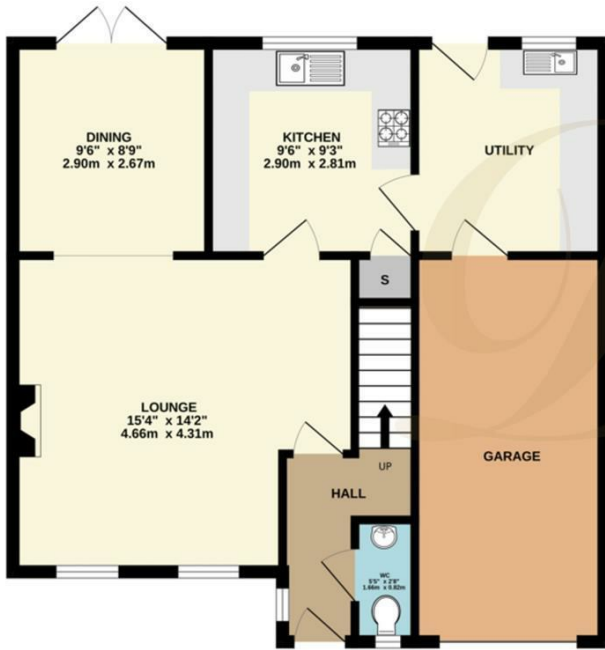
A rare opportunity to acquire a beautifully presented detached home offering space, potential and a prime corner position — early viewing is strongly advised.

EPC: C





GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



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David Paul David

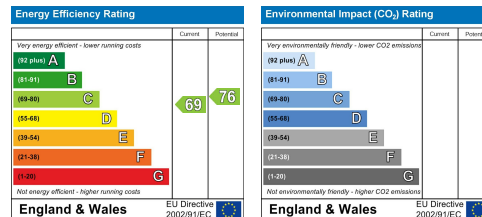
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