



24, Tamworth Street, St Helens, WA10 4JF

Offers Over £100,000

*David
Davies* *Collection*

24, Tamworth Street, St Helens, WA10 4JF

- EPC: TBC
- Council Tax Band:- B - St Helens
- Leasehold - 876 Years Remaining
- No Onward Chain
- End Terraced Property
- Two Reception Rooms
- Two Double Bedrooms
- First Floor Bathroom
- Double Gates At Side For Access To Parking
- Rear Yard

David Davies Sales & Lettings Agent are delighted to bring to the market this deceptively spacious two-bedroom end-terraced property, ideally positioned on Tamworth Street in St Helens. Offered with no onward chain, this represents a fantastic opportunity for buyers looking to create their ideal home or investors seeking a property with excellent potential.

From the outset, the property offers considerably more space than may initially be expected, with a versatile layout providing generous proportions throughout. The accommodation would benefit from modernisation, presenting a blank canvas for the successful purchaser to personalise and improve to their own specification.

The ground floor comprises a welcoming entrance leading into a spacious front living room, which flows through to a second reception room. This provides excellent flexibility for both everyday family living and entertaining. To the rear is a fitted kitchen together with a separate utility room, offering useful additional space and practicality.

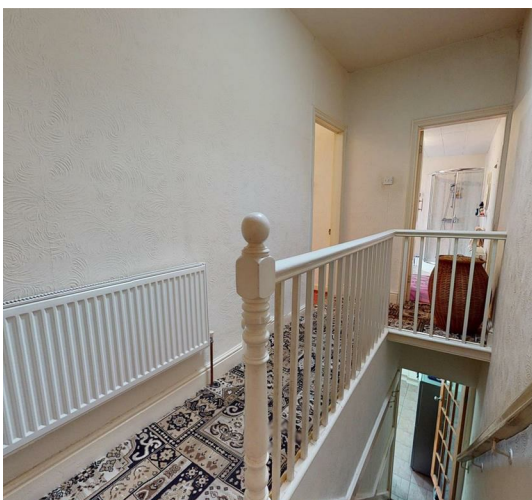
To the first floor are two particularly generous double bedrooms, providing excellent bedroom accommodation, alongside a large family bathroom.

Externally, the property benefits from a private rear yard, providing a useful outdoor space with scope to landscape and create an attractive area for seating and entertaining.

Combining generous proportions, an end-terraced position, flexible accommodation and no onward chain, this property presents an exciting opportunity for those looking to put their own stamp on a home and unlock its full potential.

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 Davies

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

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