



**45, Windlebrook Crescent, St. Helens, WA10 6DY**

Asking Price £270,000

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

# 45, Windlebrook Crescent, St. Helens, WA10 6DV

- Tenure: Freehold
- Council Tax Band: C
- No Onward Chain
- Large Semi Detached Property
- Stunning Three Piece Family Bathroom
- EPC: TBC
- Terrific Corner Plot With Driveway Parking
- Three Double Bedrooms
- Modern Kitchen Diner
- Large Rear & Side Garden With Garage

Situated on the ever-popular Windlebrook Crescent in Windle, this substantial three-bedroom property occupies an enviable corner plot and is offered to the market with no onward chain, presenting a fantastic opportunity for a wide range of buyers.

Set back from the road, the property is garden fronted and benefits from driveway parking alongside a detached garage, providing excellent storage or additional parking options. Internally, the home offers generous and well-proportioned accommodation throughout, typical of these solidly built and highly regarded properties.

The ground floor comprises a welcoming and spacious entrance hallway, a convenient ground floor WC, and a modern kitchen diner fitted with integrated appliances and ample space for dining. Completing the ground floor is a large living room featuring a central fireplace and enjoying pleasant views over the rear garden. The layout flows seamlessly, allowing for easy circulation throughout the ground floor.

To the first floor, the spacious landing gives access to three generous double bedrooms, with the principal bedroom benefiting from extensive fitted wardrobes. The accommodation is completed by a stunning modern three-piece family shower room, finished to a high standard.

Externally, the rear garden is a real highlight. Benefiting from the corner plot position, the garden offers additional space to the side, creating a fabulous outdoor area with a large lawn and dedicated seating area, ideal for relaxing or entertaining.

A superb opportunity to acquire a well-sized home on a generous plot in a sought-after residential location. Early viewing is highly recommended.

EPC: TBC





# Floorplan To Follow



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*David, Paul, David*

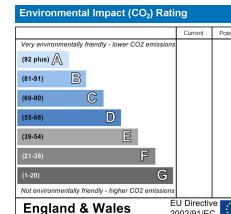
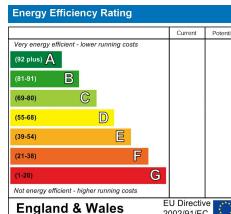
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