



43, Windleshaw Road, St. Helens, WA10 6TA

Asking Price £165,000

*David
Davies* Collection



43, Windleshaw Road, St. Helens, WA10 6TA

- EPC: TBC
- Council Tax Band: A
- Two Double Bedrooms
- New Four Piece Bathroom
- Private Rear Yard
- Leasehold
- No Onward Chain
- Stunning Newly Fitted Modern Kitchen
- Open Plan Living Room Through Dining
- Entrance Porch

Situated in the highly regarded area of Dentons Green, this exceptional two-bedroom terraced property is offered to the market with no onward chain and is presented to an excellent standard throughout, making it ideal for buyers seeking a home that is truly ready to move into. The property is completely empty and some additional photos have been added using AI to show its full true potential.

To the front of the property are no houses, meaning it is not overlooked adding privacy. The front boasts an attractive paved frontage, enclosed by a low wall and gated access, providing both kerb appeal and a sense of privacy. Internally, the accommodation begins with an entrance porch, leading through to a bright and spacious open-plan lounge and dining room.

Towards the rear is the stunning modern kitchen, which has been recently done and finished with high quality fittings. There is an ante space with a spacious storage cupboard and a new composite door which provides access to the rear garden. The bathroom completes the ground floor and it is a stunning modern four piece bathroom, which seamlessly flows with the modern kitchen, both fitted at the same time.

The first floor provides two well-proportioned double bedrooms.

Externally, the property enjoys a low-maintenance rear yard.

Conveniently positioned close to local amenities, reputable schools, and excellent transport links, this beautifully presented home successfully blends period charm with modern convenience and represents an outstanding opportunity for a range of buyers.

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

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.



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.

For life's meaningful moments

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	

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

