



**77, Elton Head Road, St. Helens, WA9 5RF**

**Asking Price £240,000**

*David  
Davies* *Collection*

## 77, Elton Head Road, St. Helens, WA9 5RF

- EPC: TBC
- Arranged Over Three Spacious Floors
- Stylish Open-Plan Kitchen & Dining Room
- Three Further Well-Proportioned Bedrooms
- Well-Maintained Rear Garden
- Beautiful Four Bedroom Townhouse
- Impressive Principal Bedroom With En-Suite
- Bright & Spacious Lounge
- Family Bathroom & Ground Floor WC
- Two Allocated Parking Spaces

This beautifully presented and deceptively spacious four-bedroom townhouse is arranged over three floors and offers stylish, versatile accommodation in excellent condition throughout. Ideally suited to modern family living, the property combines generous proportions with a practical layout and contemporary finishes, making it an ideal choice for buyers seeking a home ready to move straight into.

The ground floor comprises a welcoming entrance hallway, a bright and comfortable lounge, and a convenient downstairs WC. To the rear, the impressive open-plan kitchen and dining room provides an excellent space for everyday living and entertaining, with ample storage, generous worktop space and direct access to the rear garden.

The first floor offers three well-proportioned bedrooms, providing flexibility for family members, guests or those working from home, alongside a modern family bathroom.

Occupying the entire second floor is the superb principal bedroom suite, creating a private and peaceful retreat. This spacious bedroom benefits from a contemporary en-suite shower room, adding an extra level of comfort and convenience.

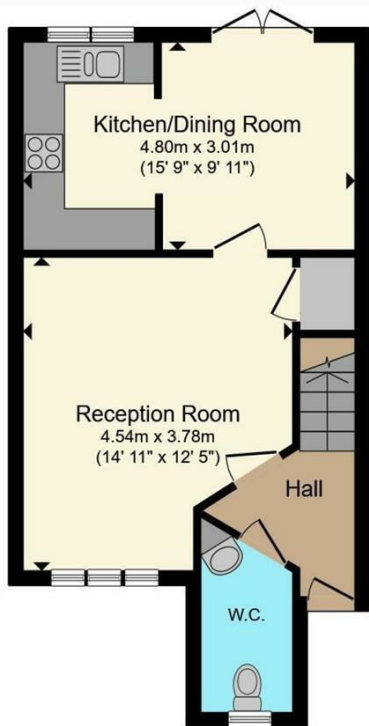
Externally, the property enjoys a well-maintained rear garden, providing an attractive space for outdoor relaxation and entertaining. An allocated parking space further enhances the practicality of this excellent home.

Finished to a high standard throughout, this impressive townhouse offers spacious accommodation, modern living spaces and a versatile three-storey layout. With four bedrooms, a principal suite and an open-plan kitchen/dining area, the property is ideally suited to growing families and professionals alike.

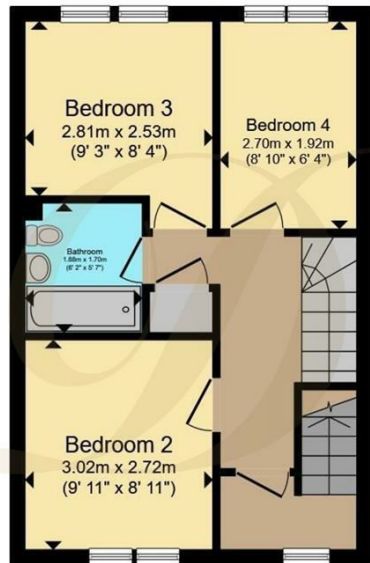
EPC:







**Ground Floor**



**First Floor**



**Second Floor**

**David Davies**

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 Davies*

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

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