



4, Simmons Close, Windlehurst, WA10 2UQ

£249,950

*David
Davies* *Collection*

4, Simmons Close, Windlehurst, WA10 2JQ

- EPC: B
- Council Tax Band: C - St Helens
- Leasehold - 986 Years Remaining
- Semi Detached Property
- Spacious Reception Room
- Stunning Modern Kitchen Diner
- First Floor Family Bathroom | Ground Floor W.C | En Suite
- Three Good Sized Bedrooms
- Double Driveway
- Private Rear Garden

David Davies Sales & Lettings are delighted to bring to market this stunning three-bedroom semi-detached property on the highly desirable Simmons Close development in St Helens. Immaculately presented throughout and finished to a high standard, this beautiful home is truly move-in ready, offering a perfect blend of modern living and stylish design.

Set back within a peaceful and attractive new estate, the property boasts excellent kerb appeal and spacious accommodation ideal for families or first-time buyers alike.

The ground floor comprises a welcoming entrance hallway, a convenient ground floor WC, and a bright, spacious front living room. To the rear of the home lies the showstopping open-plan modern kitchen diner, complete with French doors leading out to the garden. The kitchen comes fully equipped with integrated appliances, including a double oven, fridge freezer, and dishwasher, making it the perfect space for both cooking and entertaining. There is also space for a washer dryer.

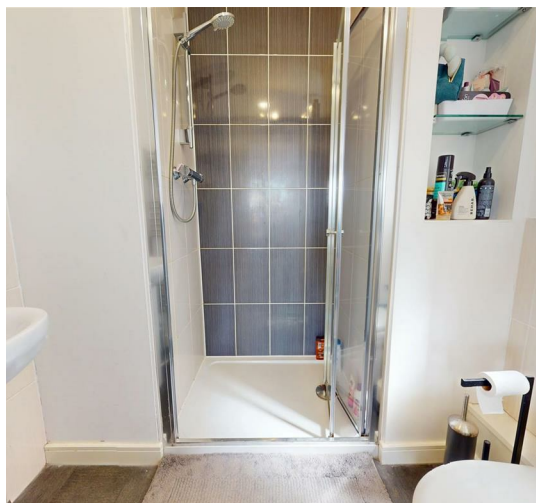
To the first floor, the impressive landing gives access to three generously sized bedrooms, with the master bedroom benefitting from a stylish shower room en-suite. The modern family bathroom completes this floor.

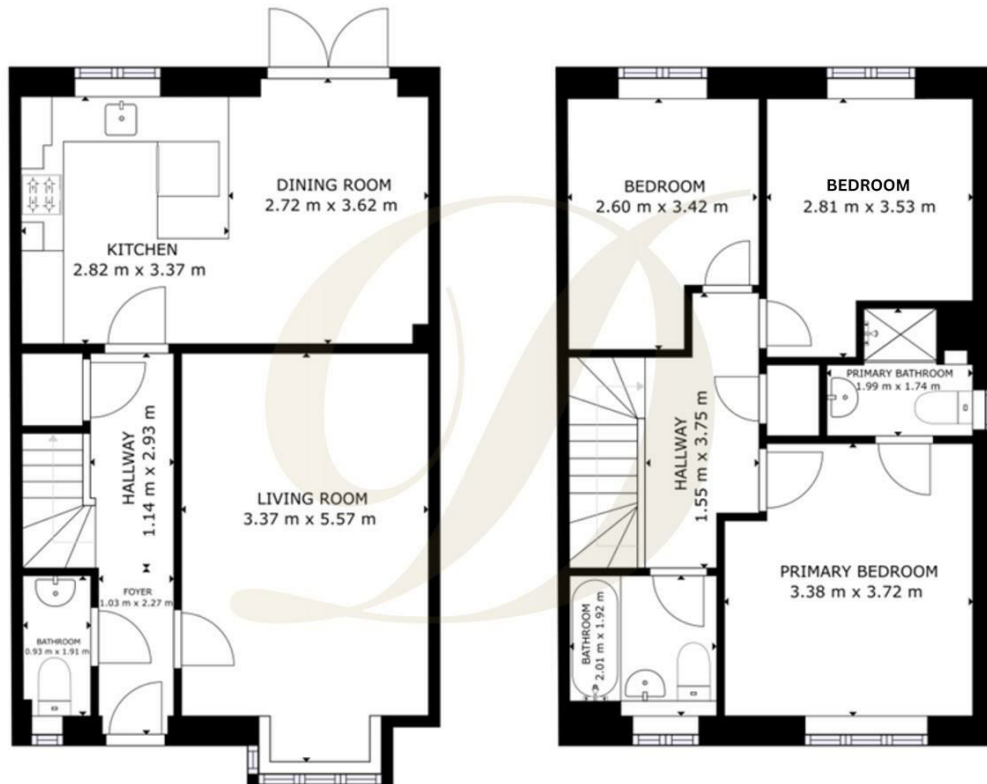
Externally, the property offers driveway parking for at least two cars to the front. To the rear, the beautifully maintained garden provides the ideal outdoor retreat — featuring a decking area, laid-to-lawn turf and a storage shed. With no properties backing onto it, the garden offers exceptional privacy, creating a perfect space for relaxing or entertaining friends and family during the warmer months.

This property truly encapsulates modern family living — stylish, practical, and ready to enjoy. Early viewing is highly recommended to appreciate all that this wonderful home has to offer.

EPC: B







FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 50.15 m², FLOOR 2: 50.64 m²
 TOTAL: 100.79 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		84	95	EU Directive 2002/91/EC			
England & Wales				England & Wales			