



25, Mayfield, Newton Road, St Helens, WA9 2HZ

Asking Price £140,000

*David
Davies* Collection



25, Mayfield, Newton Road, St Helens, WA9 2H7

- Tenure: Freehold
- Council Tax Band: A
- Three Bedrooms
- Open Plan Living Room Through Dining
- Private Rear Yard
- EPC: D
- Large Victorian Terraced
- No Onward Chain
- Large Fitted Wardrobes To Master
- Plenty Of Street Parking

David Davies Sales & Lettings are proud to present this stunning three-bedroom Victorian terraced home, offering an exceptional amount of living space whilst retaining an abundance of character and charm throughout. Beautifully maintained and presented to a fantastic standard, this impressive property is offered to the market with no onward chain.

One of the home's most appealing original features lies beneath the porch and hallway carpets, where the original Victorian flooring remains intact. Images have been included alongside a neighbouring property to showcase the potential restoration and character this feature could bring.

Set back from the road, the property benefits from ample off-road parking to the front and welcomes you via an entrance vestibule and inviting hallway. The ground floor boasts two elegant reception rooms, seamlessly connected to create a spacious and versatile living environment, ideal for both everyday family life and entertaining guests. To the rear is a generous fitted kitchen, offering ample storage and workspace together with room for dining and direct access to the rear garden.

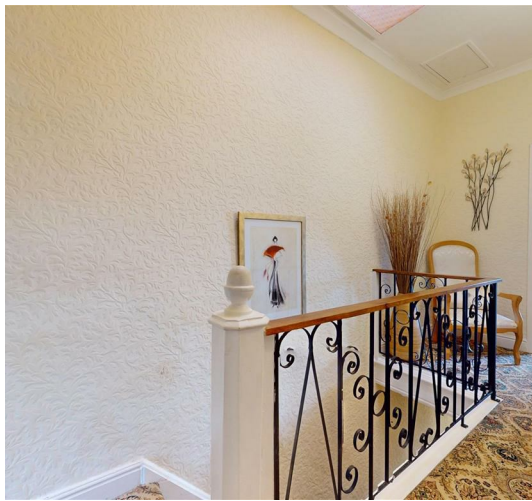
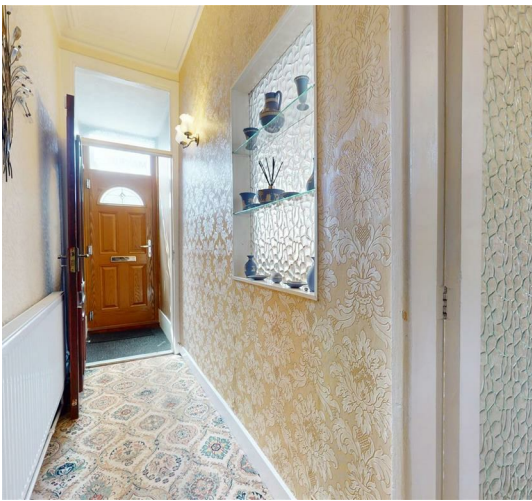
To the first floor, a spacious landing leads to three well-proportioned bedrooms, including a superb principal bedroom benefitting from extensive fitted wardrobes, providing excellent storage while maintaining a luxurious feel. A well-appointed family shower room completes the accommodation.

Externally, the property enjoys a private rear garden, creating a peaceful outdoor retreat perfect for relaxing or entertaining. There is also access to a separate outbuilding currently utilised as a utility room, adding further practicality and useful additional space.

This is a truly exceptional example of a Victorian terrace, perfectly blending period character with spacious modern living, making early viewing highly recommended.

EPC: D







GROSS INTERNAL AREA
 FLOOR 1 49.7 m² FLOOR 2 47.1 m²
 TOTAL : 96.8 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

