



38, Deerfield Close, Blackbrook, WA9 1HJ

Asking Price £145,000

*David
Davies* *Collection*

38, Deerfield Close, Blackbrook, WA9 1HJ

- EPC: C
 - Tenure: Leasehold
 - Two Good Sized Bedrooms
 - Ground Floor WC
 - Stunning Rear Garden
- Council Tax Band: B
 - Immaculately Presented Mid Terraced
 - Driveway Parking & Car Park Facility
 - Modern Kitchen Diner

We are delighted to present this immaculately maintained two-bedroom terraced home, located on the ever-popular Deerfield Close in St. Helens. Stylishly presented throughout and ready to move straight into, the property boasts excellent kerb appeal.

The ground floor comprises a welcoming entrance hallway with staircase access to the first floor, a spacious lounge filled with natural light, and a convenient ground floor WC. To the rear lies a modern kitchen diner, complete with ample space for dining facilities, making it the ideal setting for family mealtimes or entertaining guests.

To the first floor, the landing provides access to two well-proportioned double bedrooms and a contemporary three-piece family bathroom. Each bedroom offers comfort and versatility, perfectly suited for couples, young families, or professionals alike.

Externally, the property continues to impress. To the rear is a beautifully landscaped garden, thoughtfully designed for both relaxation and entertainment. French doors from the kitchen open out onto a decked seating area with shelter overhead, providing the perfect space to enjoy outdoor dining all year round. Beyond lies a neatly laid lawn with a garden shed for additional storage.

A further benefit to note is that the vendor has already paid for the deeds of covenant, meaning the ground rent and maintenance charges are considerably lower than many other properties within the development.

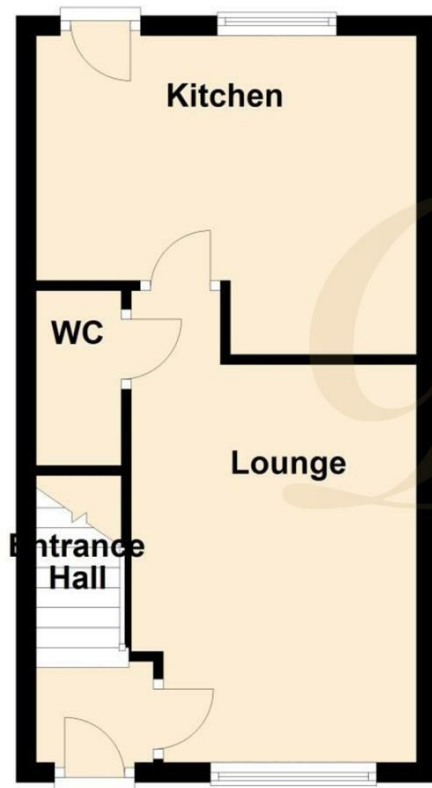
This move-in ready home represents an excellent opportunity for first-time buyers, downsizers, or investors seeking a low-maintenance modern property in a highly convenient location. Early viewing is strongly recommended.

EPC: C

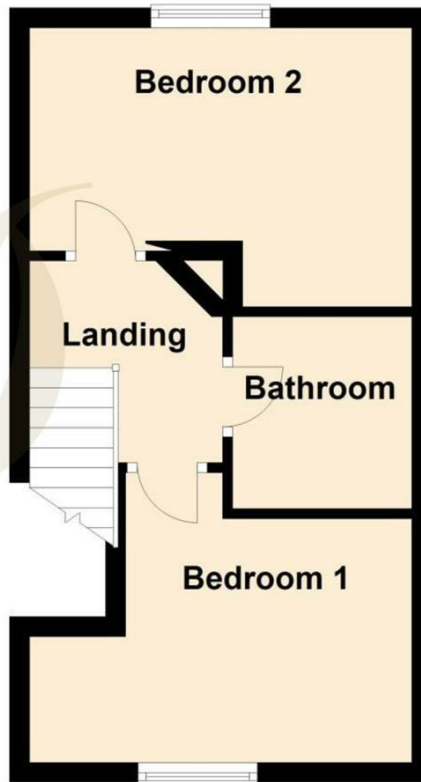




Ground Floor



First 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 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.

ALLISONS

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		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
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales

PRS
Property Redress Scheme

THE GUILD
PROPERTY PROFESSIONALS

rightmove

onTheMarket.com

naea | propertymark
PROTECTED

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