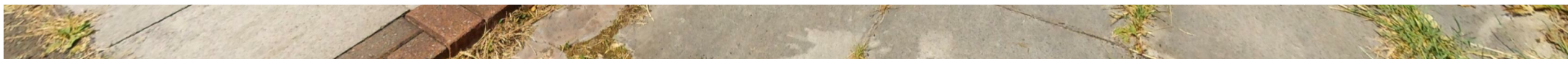




18, Windermere Drive, St. Helens, WA11 7LD

Asking Price £210,000

*David
Davies* Collection



18, Windermere Drive, St. Helens, WA11 7JN

- Freehold
- Council Tax Band: C
- EPC: TBC
- No Onward Chain
- Three Bedroom Semi Detached Home
- Living Room Through Dining Room
- Conservatory With New Roof
- Modern Fitted Kitchen
- Modern Shower Room
- Driveway Parking, Garage & Private Garden

Offered to the market with no onward chain and the added benefit of freehold tenure, this well-presented three-bedroom semi-detached home occupies an elevated position within a highly desirable residential location in the heart of Rainford. Offering spacious and versatile accommodation throughout, this fantastic property is perfectly suited to first-time buyers, growing families, or those looking to downsize.

To the front, the property enjoys excellent kerb appeal with a driveway providing off-road parking for multiple vehicles.

Internally, the accommodation begins with an entrance porch leading into a welcoming hallway, which benefits from a convenient ground floor WC – a rare and highly sought-after feature for this style of property. The spacious living room flows through to the dining room via double doors, allowing the space to be opened up for modern family living or closed off to create two separate reception rooms when desired.

To the rear, the conservatory has been enhanced with an upgraded insulated roof, allowing it to be enjoyed comfortably throughout the year while offering lovely views over the private rear garden. The ground floor is completed by a modern fitted kitchen with ample storage and workspace.

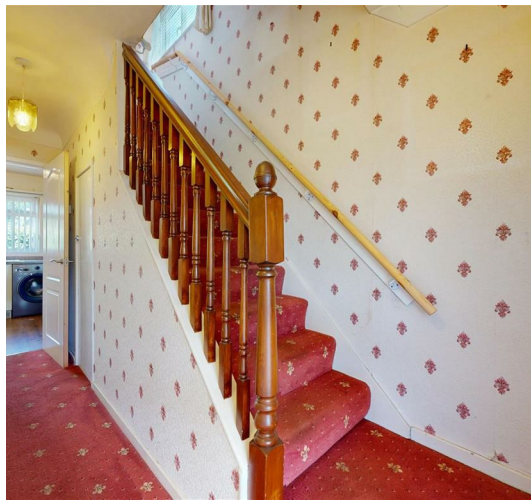
To the first floor, the landing provides access to three well-proportioned bedrooms, with both double bedrooms benefitting from contemporary fitted wardrobes. A stylish modern shower room completes the first-floor accommodation.

Externally, the property continues to impress with an established and private rear garden, providing the perfect setting to relax, entertain, or enjoy the summer months. A detached garage offers excellent additional storage or secure parking.

Combining a sought-after location, versatile living space, no onward chain, and freehold ownership, this is a fantastic opportunity to purchase a home that is ready to move straight into.

EPC: TBC










Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Paul David

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	