



46, Regal Drive, Windle, WA10 6BJ

£270,000

*David
Davies* *Collection*

46, Regal Drive, Windle, WA10 6BJ

- EPC: TBC
- Council Tax Band: C - St Helens
- Freehold
- Three Bedroom Semi Detached Property
- No Onward Chain
- Modernised Throughout
- Open Plan Kitchen Diner
- Private Rear Garden
- Driveway Parking
- Excellent School Location

Situated on a lovely plot within the highly desirable area of Windle, this stunning three-bedroom semi-detached home on Regal Drive presents an exceptional opportunity for buyers seeking a property that is truly move-in ready. Offered with no onward chain, the home enjoys a prime location, just a stone's throw from the local school, making it particularly attractive for families.

The property boasts excellent kerb appeal, set back with a substantial driveway providing off-road parking for multiple vehicles. Internally, the accommodation is beautifully presented and thoughtfully arranged. A welcoming entrance hallway leads through to a bright and comfortable front living room, ideal for relaxing evenings.

To the rear, the property really comes into its own with a stunning modern kitchen diner, which has been opened up to create an impressive open-plan living and entertaining space. Designed with contemporary lifestyles in mind, this area offers ample dining space and overlooks the rear garden, providing a sociable and light-filled heart to the home.

To the first floor, the landing gives access to three well-proportioned bedrooms, all tastefully decorated, along with a modern family bathroom finished with stylish fittings.

Externally, the property continues to impress. The rear garden is private and well maintained, offering a peaceful space perfect for relaxing or outdoor dining. A detached garage provides additional storage or parking options.

Combining modern presentation, a fantastic plot and an excellent location, this beautiful home on Regal Drive is not to be missed. Early viewing is highly recommended to fully appreciate all that is on offer.

EPC: TBC





Floorplan To Follow





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David Davies

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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	

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