



**609, Elton Head Road, St. Helens, WA9 5SX**

**£190,000**

*David  
Davies* *Collection*





## 609, Elton Head Road, St. Helens, WA9 5SY

- EPC:C
- Council Tax Band:B
- Freehold
- Semi Detached Property
- Three Bedrooms
- Beautiful Garden

We are delighted to have the opportunity to bring to market this three bed semi detached property, located in a much sought-after area sitting on a lovely plot and rarely available position on Eltonhead Road St Helens.

The property benefits from gas central heating, double glazing, and briefly comprises, Porchway, entrance hallway, cloakroom W/C lounge and separate dining room, the kitchen, incorporating an extensive array of wall and base storage solutions, with solid worktops. The conservatory at the rear has French doors leading out to a beautiful garden.

To the first floor we have three bedrooms, the master enjoying fully fitted wardrobes and three piece family bathroom with bath and shower facility.

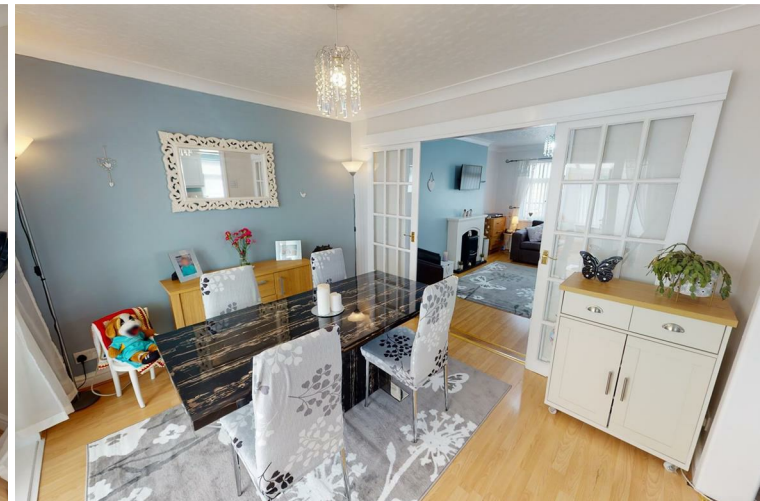
To the rear of the property, we have a flagged patio area, turf laid to lawn, ideal to sit and relax and enjoy family time with the BBQ in the summer months. The detached garage available for a multitude of uses.

To the front of the property, we have a substantial driveway, which provides an abundance of space for the family fleet with a turfed area laid to lawn.

The property benefits from lots of local amenities with primary and secondary schools all within proximity. With excellent transport links being ideally situated by the A570 with routes to Liverpool, Manchester and beyond.

Internal inspection is highly recommended on this property.

EPC:C











GROSS INTERNAL AREA  
FLOOR 1: 43 m<sup>2</sup>, FLOOR 2: 37 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 10 m<sup>2</sup>  
REDUCED HEADROOM BELOW 1.5M: 1 m<sup>2</sup>  
TOTAL: 80 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**David Davies**

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*David Davies*

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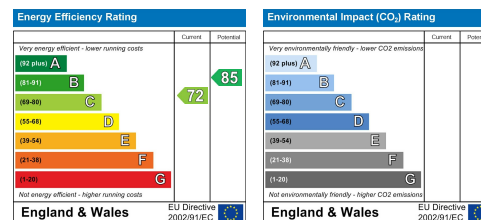
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