



25, Montgomery Close, Whiston, L35 3 RD

£170,000

*David
Davies* *Collection*

25, Montgomery Close, Whiston, L35 3 RD

- EPC:D
- Three Bedrooms
- Two Reception Rooms
- Good Sized Semi Detached
- Attic Conversion
- Excellent Location

This very well sized four bedroomed property is located within the heart of Whiston and offers excellent access to Whiston Hospital and the M62 for commuters.

Internally the property offers entrance into a bright hallway, from the entrance porch. There is a good sized lounge to the front, with feature fireplace and laminate flooring. The second reception room is currently used as a ground floor bedroom and offers French doors to the rear garden.

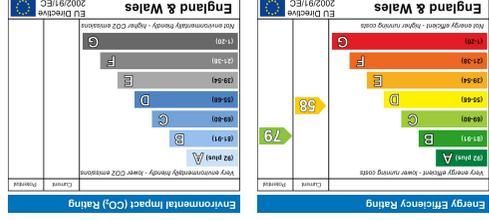
The kitchen is modern, with a good range of wall and base units with contrasting work surface areas and space for a washing machine and dryer.

To the first floor there are three bedrooms and a four piece bathroom suite in white to include shower unit. Further there is a second flight of stairs which leads to an attic conversion offering further bedroom accommodation. We are awaiting confirmation of build regulations information for this room.

EPC







Information on tenant permitted fees can be accessed via the link below

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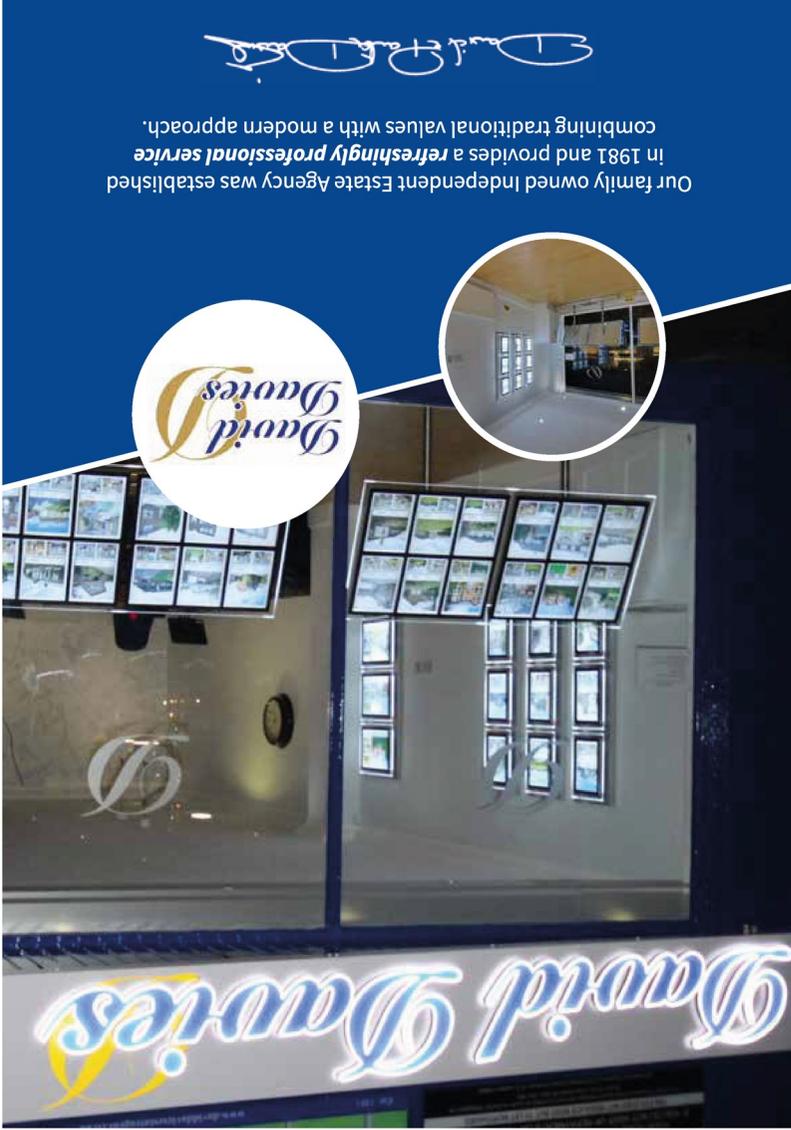
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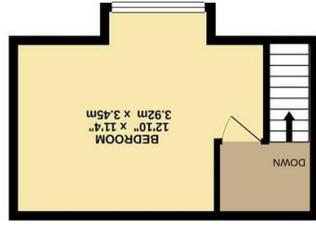
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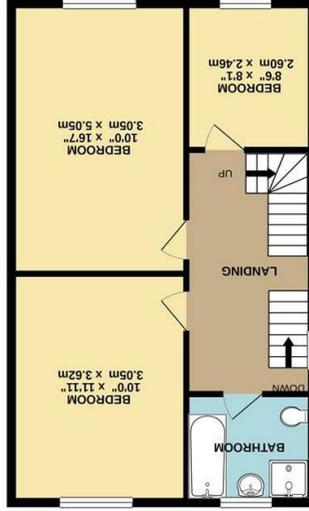


Our family owned Independent Estate Agency was established in 1981 and provides a *refreshingly professional service* combining traditional values with a modern approach.

David Davies



2ND FLOOR



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be taken as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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