



12, Wallace Drive, Windlehurst, WA10 2US

£240,000

*David
Davies* Collection



12, Wallace Drive, Windlehurst, WA10 2US

- EPC:B
- Detached Property
- Three Bedrooms
- En Suite
- Fabulous Outdoor Entertaining Area

This fabulous three bed modern detached residence simply must be viewed, it offers all the contemporary appointments demanded by the growing family. The property is located in a very popular area with few opportunities to purchase such a home.

The stunning home boasts so much attention to detail whilst the neutral decor throughout cannot fail to impress the most fastidious of buyers. The accommodation offers the an entrance hall with its spindled staircase, under stairs cupboard and convenient two-piece cloakroom/wc and proceeding through into the pleasing lounge. The sizeable kitchen/dining area feels like the real hub of the home, just perfect for modern day living. Fitted with a stylish range of base and wall units with complimentary work surfaces and featuring a range of integrated appliances. There are UPVC double glazed French doors lead into the rear garden.

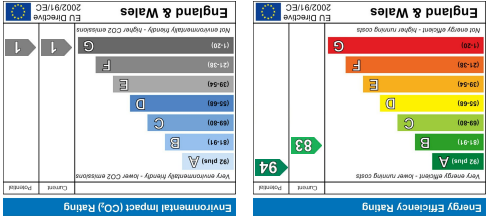
To the first floor there are three good-sized bedrooms, two with fitted wardrobes, all of which are as bright and appealing. The master bedroom boasts a beautiful en-suite shower room, and the remainder of the family suitably spoiled by the equally stylish family bathroom, which is fitted with a three-piece suite incorporating an attractive vanity unit.

Externally, the generous garden is laid to artificial lawn with an astonishing al fresco area for those lovely summer nights to entertain the wider family. The detached garage has been modified and currently works as a home gym and plenty of extra storage space for the family. Off-road parking facilities are available on the driveway which also provides access to the detached garage. An internal inspection is highly recommended to appreciate this beautiful home.

The estate is situated just a short distance from St Helens Town Centre providing a wealth of local amenities close by. The A580 is also close by providing excellent commuter links to Liverpool and Manchester. EPC:B







say hello to great mortgage advice

Speak to our expert advisers today

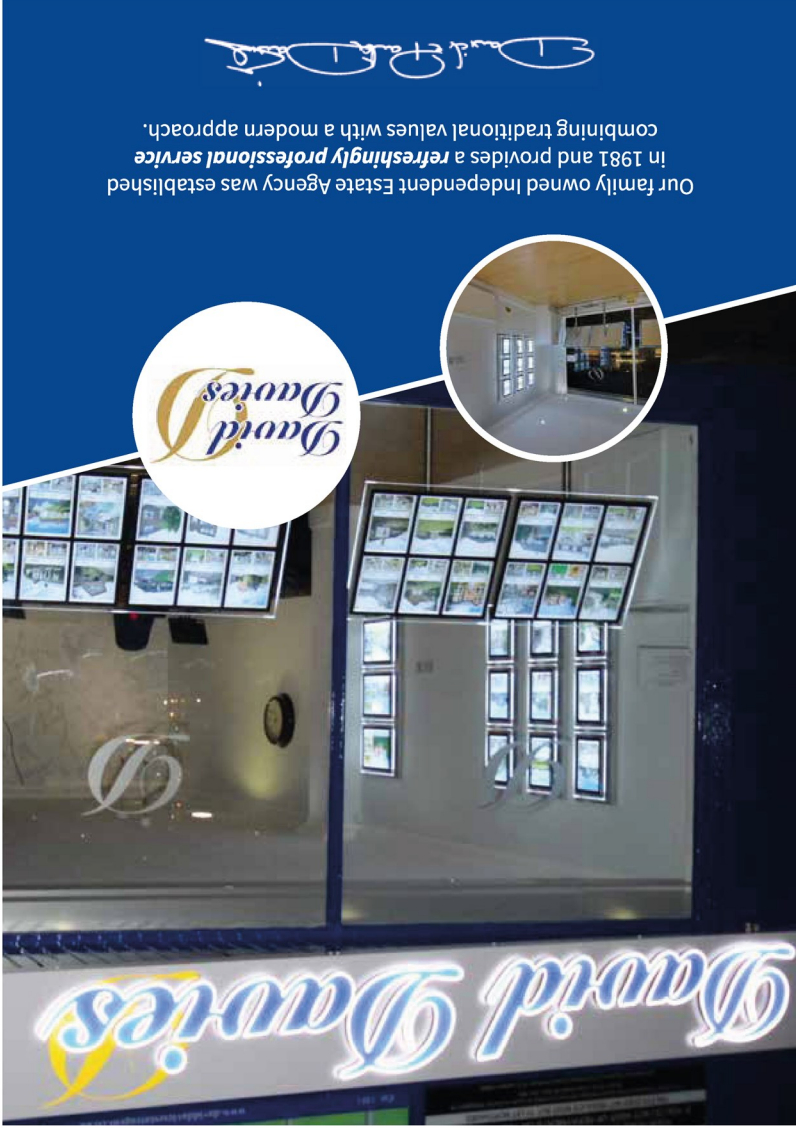
Cherry Mortgages Advice Bureau

Your home may be repossessed if you do not keep up repayments on your mortgage. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

MAR 8175

Information on tenant permitted fees 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

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 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.



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



Total Approx. Floor Area 1021 Sq.ft. (94.9 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

Ground Floor
 Approx. Floor Area 516 Sq.Ft (48.0 Sq.M.)

First Floor
 Approx. Floor Area 505 Sq.M. (46.9 Sq.M.)

