



## Cheshire Gardens, St. Helens, WA10 3SZ

£179,500



**NO CHAIN INVOLVED** Welcome to Birch Tree House, a charming, fully refurbished semi-detached residence nestled in a tranquil cul-de-sac in Cheshire Gardens, St. Helens. This delightful property boasts three well-proportioned bedrooms, making it an ideal family home.

As you enter, you will be greeted by a practical hallway space, inviting lounge with feature fireplace, open-plan kitchen diner, perfect for family gatherings and entertaining guests. The space is bright and airy, creating a warm atmosphere for everyday living. Additionally, there is a convenient office area cleverly built in providing a dedicated space for work or study.

The property features a lovely conservatory, which not only enhances the living space but also leads to a utility room / WC, adding practicality to your daily routines. The sun trap rear garden is a true highlight, offering a peaceful outdoor retreat with side access, perfect for enjoying sunny

- NO CHAIN Peaceful CuL De Sac Location
- Three Bedrooms
- Office & Utility Room
- Conservatory
- Driveway Parking
- Semi Detached House
- Several Alterations Making The Home Perfect For 21st Century Living
- Open Plan Kitchen Diner
- Sun Trap Rear Garden With Side Access
- EPC - D

