



37, Barwell Avenue, Laffak, WA11 9HZ

£210,000

*David
Davies* *Collection*

37, Barwell Avenue, Laffak, WA11 9HZ

- EPC: C
- Council Tax Band - St Helens: C
- Leasehold - 943 Years Remaining
- Three Bedroom Semi Detached Property
- Modernised Through Out
- Spacious Reception Room
- Kitchen With Integrated Appliances And Dining Area
- First Floor Family Bathroom
- Brand New Flooring Throughout
- Double Driveway And Garage

Beautifully presented to a show home standard throughout, this stunning home offers stylish and contemporary living in the heart of Laffak – a highly regarded residential suburb of St Helens.

The property benefits from gas central heating, UPVC double glazing throughout and brand new flooring through the ground floor and carpets to the first floor.

The accommodation briefly comprises a welcoming porch and entrance hallway, a beautifully finished lounge, and a modern high-gloss fully fitted kitchen/diner, perfect for both everyday living and entertaining.

To the first floor, there are three well-proportioned bedrooms and a modern family bathroom, all presented in excellent condition with tasteful décor throughout.

Externally, the property boasts a landscaped rear garden, ideal for relaxing or entertaining outdoors, while the front of the property offers a driveway providing off-road parking for multiple vehicles, leading to an attached garage.

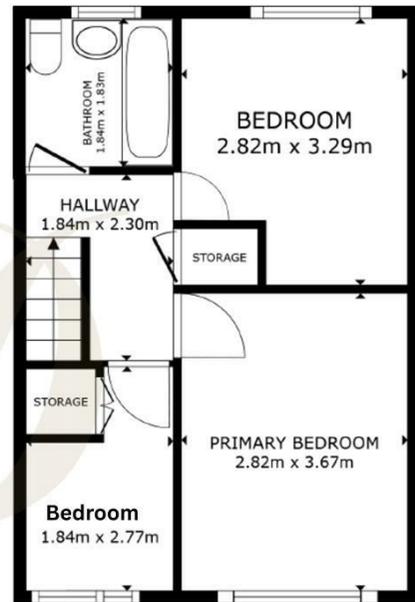
Situated just a short distance from St Helens Town Centre, the property enjoys close proximity to a wide range of local amenities, schools, and transport links. The A580 East Lancashire Road is easily accessible, offering convenient commuter routes across the North West.

This immaculate home is ready to move into and is ideal for families, professionals, or anyone looking for a high-quality property in a sought-after location.

EPC: C







David Davies

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David Paul Davis

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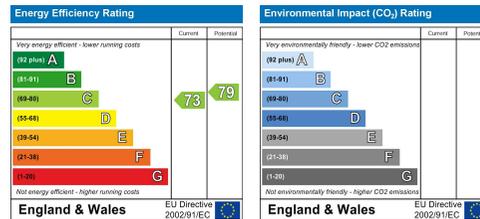
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