



20, Link Avenue, St Helens, WA11 9QD

Asking Price £150,000

*David
Davies* Collection



20, Link Avenue, St Helens, WA11 9QD

- Tenure: | Council Tax Band: A | EPC: TBC
- Recently Landscaped Private Rear Garden
- Useful Added Entrance Porch
- Three Generous First Floor Bedrooms
- Ideal First Time Buyer Or Family Home
- Beautifully Presented Three Bedroom Terrace
- Driveway Parking To The Front
- Modern Fitted Kitchen With Utility Cupboard
- First Floor Family Bathroom
- Excellent Local Amenities & Transport Links

We are delighted to welcome to the market this beautifully presented three-bedroom terraced property, ideally suited to first-time buyers, couples and families alike. Offering well-appointed accommodation throughout, the property combines practical living space with a number of attractive improvements made by the current owners.

To the front, the property benefits from driveway parking together with a useful entrance porch, which was added by the current owners in recent years. The porch not only enhances the character and kerb appeal of the property but also provides valuable additional storage space.

Upon entering, you are greeted by a spacious and welcoming front living room. To the rear is a modern fitted kitchen, providing a practical and stylish heart to the home, with a useful utility cupboard incorporating space and plumbing for both a washing machine and tumble dryer.

To the first floor, a spacious landing provides access to three generous bedrooms and a family bathroom, offering excellent accommodation for a growing family or those requiring additional space for guests or working from home.

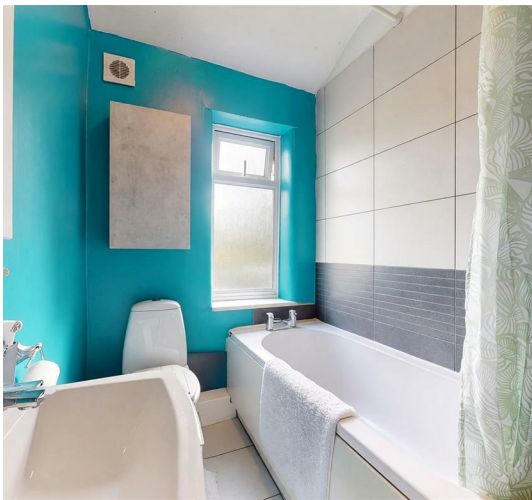
The rear garden is undoubtedly one of the property's standout features. Completely private and recently landscaped, it provides a fantastic low-maintenance outdoor space, ideal for relaxing, entertaining and making the most of the warmer summer months.

The location is another key attraction, with excellent public transport links readily accessible, local schools within easy reach and a range of everyday amenities just a short distance away. The surrounding area also offers a variety of attractive walking routes, providing excellent opportunities to enjoy the outdoors.

A fantastic opportunity to acquire a well-presented three-bedroom home with driveway parking, a private landscaped garden and excellent local amenities, making this an ideal choice for those looking to take their first step onto the property ladder or find their next family home.

EPC: TBC





Floorplan To Follow



The image shows the exterior and interior of the David Davies Estate Agency. The storefront features the company name in large, illuminated blue script. Inside, there are several display boards filled with property listings. A circular inset shows a bright, empty room with large windows and a wooden floor.

David Davies

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	