



**12, Princess Avenue, St. Helens, WA10 6NQ**

Asking Price £180,000

*David  
Davies* *Collection*



**12, Princess Avenue, St. Helens, WA10 6NQ**

- Tenure: Freehold

EPC: C

Newly Plastered & Painted

Two Reception Rooms

Garden Fronted & Driveway Parking
- Council Tax Band: A

Mostly Renovated Throughout

Modern Fitted Kitchen

Three Bedroom Semi Detached

Private Rear Garden Looking Onto Fields

Located in a highly desirable position on Princess Avenue, this beautifully renovated three-bedroom semi-detached home enjoys stunning open field views to the rear and an exceptional level of privacy, offering a wonderful balance of modern living and future potential.

Over the last few years, the current owners have undertaken an extensive programme of refurbishment, transforming the property into a stylish and contemporary home. Significant improvements include replastered and redecorated walls throughout, new flooring, a modern fitted kitchen, triple-glazed windows, and the installation of steel supports to both the front and rear, creating a solid foundation for years to come.

Importantly, the bathroom and staircase/landing flooring have intentionally been left unfinished, allowing the new owners the rare opportunity to design and install their own dream bathroom and choose flooring to suit their individual taste. This has been reflected within the asking price, creating excellent value for prospective purchasers.

To the front, the property boasts excellent kerb appeal with a garden frontage, spacious driveway providing ample off-road parking and access to the garage.

Internally, the accommodation briefly comprises an entrance hallway, a bright and welcoming front living room, a second reception room to the rear offering additional living or dining space, and a stunning newly fitted contemporary kitchen.

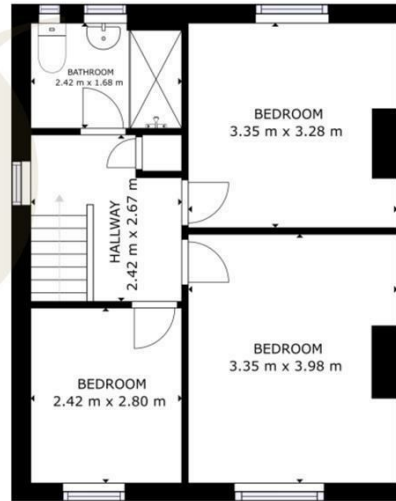
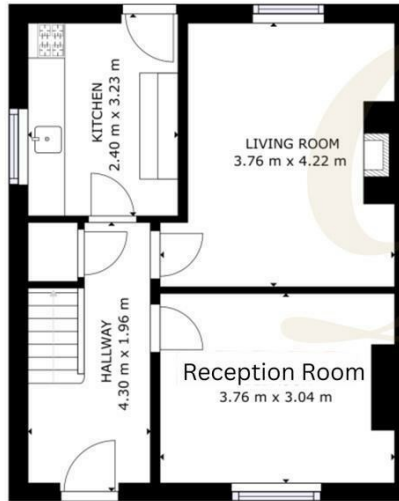
To the first floor, the landing provides access to three bedrooms, including two generous doubles and a well-proportioned single bedroom, ideal as a child's room, nursery or home office. The bathroom completes the first-floor accommodation and presents a blank canvas ready for the next owners to create their perfect space.

Externally, the property continues to impress with a useful lean-to providing excellent storage space, while the private rear garden enjoys a peaceful setting with beautiful open field views beyond with no direct overlooking.

EPC: C







**David Davies**

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*David Davies*

