



6, Carter Avenue, St. Helens, WA11 8EL

Offers Over £275,000

*David
Davies* *Collection*

6, Carter Avenue, St. Helens, WA11 8EL

- Tenure: Freehold
- Council Tax Band: C
- Semi Detached Bungalow
- Large Reception Room To Rear
- Modern Shower Room
- EPC: TBC
- No Onward Chain - Probate Is Being Applied For
- Two Double Bedrooms
- Modern Fitted Kitchen With Utility Room
- Driveway Parking & Detached Garage

David Davies Sales & Lettings Agent are delighted to present to the market this attractive two-bedroom semi-detached true bungalow, occupying a peaceful and highly desirable position within the heart of Rainford Village. Offered with the added benefit of no onward chain, this charming home presents an excellent opportunity for those seeking single-storey living in one of the area's most sought-after locations.

Occupying a generous plot, the property enjoys excellent kerb appeal with a low-maintenance flagged frontage and a substantial private driveway providing ample off-road parking for multiple vehicles. Tucked away in a quiet residential setting, the bungalow offers a wonderful sense of tranquillity whilst remaining within easy reach of local shops, village amenities and transport connections.

The accommodation is accessed via a side entrance and briefly comprises a welcoming entrance hallway, a spacious living room positioned to the rear of the property and benefitting from patio doors opening onto the private garden, allowing an abundance of natural light to flow through the space. The modern fitted kitchen offers a range of storage solutions and integrated appliances, while a separate utility room provides valuable additional workspace and practicality.

The property further benefits from two well-proportioned double bedrooms, one of which features fitted wardrobes, and a contemporary shower room completes the internal accommodation.

Externally, the private rear garden has been designed for ease of maintenance, featuring artificial lawn and enclosed boundaries, creating a secluded outdoor space that is not directly overlooked. A detached garage provides excellent storage, secure parking or potential workshop space.

Rarely do bungalows in such a desirable and peaceful location become available. Offering excellent potential for buyers to further enhance and personalise, this property will appeal to downsizers.

****Probate Is Being Applied For****

EPC: TBC









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

David Patrick 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	