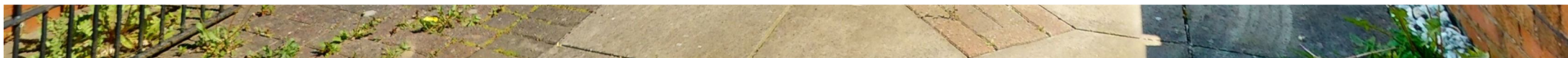




**33, Yewtree Avenue, Sutton, WA9 3XA**

Offers In The Region Of £125,000

*David  
Davies* Collection



## 33, Yewtree Avenue, Sutton, WA9 3XA

- EPC: D
- Council Tax Band: A - St Helens
- Freehold
- Mid Terrace Property
- No Onward Chain
- Spacious Reception Room
- Modern Kitchen With Integrated Oven & Hob
- Three Good Sized Bedrooms
- Ground Floor Family Bathroom
- Private Driveway & Low Maintenance Rear Garden

We welcome to the market with 'No Onward Chain', this well-presented three-bedroom terraced property. This lovely home represents an excellent opportunity for first-time buyers and buy-to-let investors alike.

The accommodation is thoughtfully arranged and begins with a welcoming entrance porch leading into a spacious front living room, providing a comfortable and inviting space to unwind. To the rear, a modern kitchen diner offers a bright and sociable environment, ideal for everyday family life or entertaining, complete with ample storage and space for dining furniture. A rear hallway leads to a stylish ground-floor bathroom, fitted with contemporary fixtures and finishes.

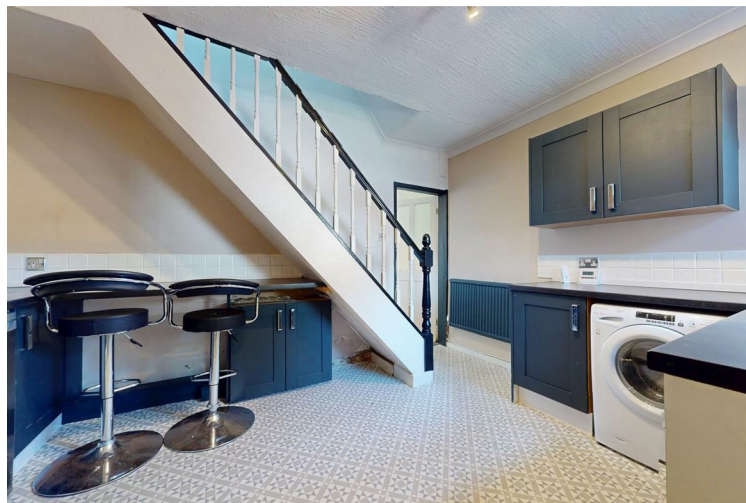
To the first floor are three well-proportioned bedrooms, offering versatility to suit a range of needs, whether for family living, guest accommodation, or a home office arrangement.

Externally, the property benefits from a private, enclosed rear garden, perfect for outdoor relaxation or family use. The paved front garden offer space for off-road parking.

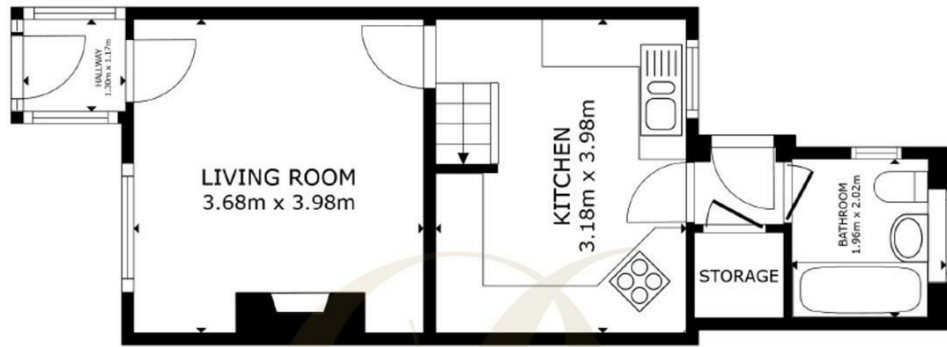
Situated within a popular and well-established residential area, the home enjoys convenient access to highly regarded local schools, parks, and everyday amenities. Lea Green Train Station and the M62 motorway are both easily accessible, making this an excellent location for commuters, while St Helens town centre is within a close proximity, offering a wide range of shops, leisure facilities, and dining options.

Combining practicality, location, and strong investment appeal, this attractive home is ready to move into and not to be missed.

EPC: D







FLOOR 1



FLOOR 2



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

*David Paul David*

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			
		59	80
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			