



6, Old Mill Avenue, St. Helens, WA9 4HL

Asking Price £175,000

*David
Davies* Collection



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- Leasehold | Council Tax Band: A | EPC: D
- Extended Semi-Detached Property
- Spacious Lounge
- Open-Plan Kitchen & Dining Room
- Three Generously Sized Bedrooms
- Family Bathroom
- Driveway Providing Off-Road Parking
- Front & Rear Gardens
- Excellent Amenities & Transport Links
- Popular Residential Location

Situated on Old Mill Avenue in St Helens, this attractive semi-detached property offers well-proportioned accommodation and an excellent opportunity for families, first-time buyers or those looking to create their ideal home.

The property opens into a welcoming entrance hallway, leading through to a bright and spacious lounge, providing a comfortable setting for relaxing and entertaining. To the rear, the impressive open-plan kitchen and dining room offers an excellent space for modern family living, with ample worktop space and storage, making it ideal for both everyday use and social gatherings.

To the first floor are three generously sized bedrooms, offering flexibility for family accommodation, guest space or a home office. A family bathroom completes the internal layout.

Externally, the property benefits from a driveway providing convenient off-road parking, alongside gardens to both the front and rear. The outdoor space offers excellent potential for families, gardening enthusiasts or those looking to create an attractive area for outdoor dining and relaxation.

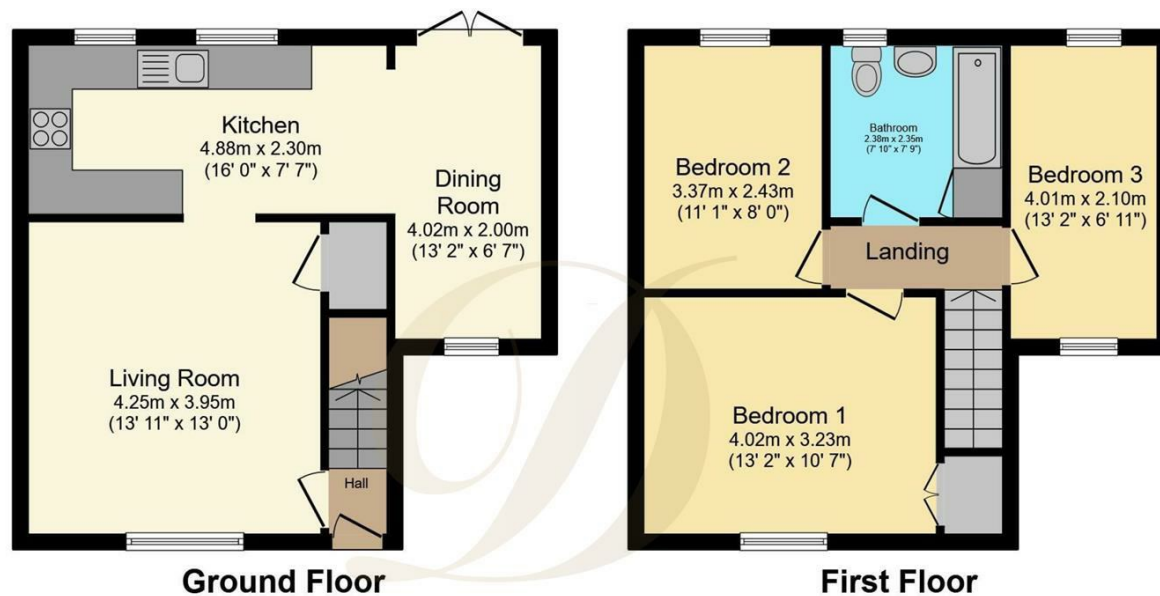
Located within a popular residential area of St Helens, the property is conveniently positioned for local shops, schools and everyday amenities, while excellent transport links provide access to surrounding areas and major commuter routes.

Combining spacious accommodation, a practical layout and a convenient location, this property represents an excellent opportunity for buyers seeking a home with scope to personalise and add their own touch.

EPC: D







Total floor area 81.7 m² (879 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission

