



42, Mayfield Avenue, Sutton Heath, WA9 5EH

£155,000

*David
Davies*  *Collection*



42, Mayfield Avenue, Sutton Heath, WA9 5FH

- EPC: D
- Council Tax Band: B - St Helens
- Leasehold
- No Onward Chain
- Semi Detached Property
- Three Bedrooms
- Living Room Through Dining Room
- First Floor Family Bathroom
- Spacious Rear Garden
- Driveway Parking

Offered to the market with 'No Onward Chain', this three-bedroom semi-detached property presents a fantastic opportunity for buyers seeking a home they can renovate and tailor to their own tastes. With generous room sizes, a flexible layout and excellent outdoor space, the property offers superb potential to create a modern family home.

To the front, the property is garden fronted and benefits from a driveway providing off-road parking for multiple vehicles.

Internally, the ground floor comprises a welcoming entrance hallway, a spacious open-plan living room through to dining room, and a fitted kitchen. The layout provides excellent scope for alteration, with the potential to create a separate front snug or lounge while opening up the dining room and kitchen to form a contemporary open-plan kitchen diner at the rear, ideal for modern family living and entertaining.

To the first floor, the landing leads to a three-piece family bathroom and three bedrooms, two of which are generous double rooms.

Externally, the property enjoys a spacious rear garden, mainly laid to turf lawn, along with a flagged seating area, creating a great space for outdoor relaxation or entertaining. The garden also benefits from a detached garage, providing additional storage or potential workshop space.

With no onward chain, excellent renovation potential, and generous indoor and outdoor space, this property will appeal to first-time buyers, families and investors alike looking for a home with real scope to add value.

EPC: D





Floorplan To Follow




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David Paul Davis

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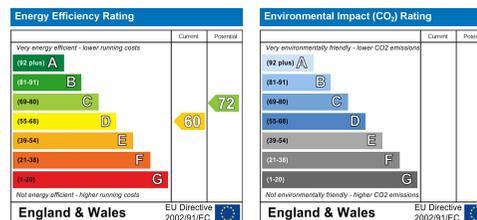


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