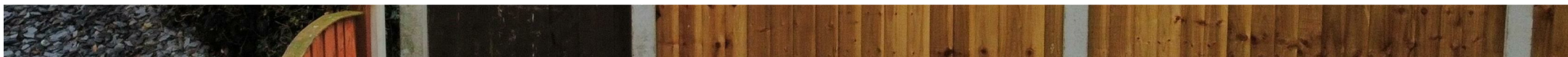




**10, Rennie Avenue, St. Helens, WA10 4EN**

**Offers Over £200,000**

*David  
Davies* *Collection*





# 10, Rennie Avenue, St. Helens, WA10 4EN

- EPC: TBC
  - Council Tax Band: A
  - Stunning Three Bedroom Semi-Detached Home
  - Large Kitchen Diner Plus Conservatory
  - Recently Fitted Modern Family Bathroom
- Freehold
  - Substantial Corner Plot With Wrap-Around Gardens
  - Quiet Tucked-Away Position On Rennie Avenue
  - Three Double Bedrooms
  - Ground Floor WC

Occupying an enviable and substantial corner plot in a quiet position on Rennie Avenue, this stunning three-bedroom semi-detached home offers generous living accommodation, exceptional outdoor space, and excellent potential for further enhancement.

Tucked away from passing traffic, the property enjoys a sense of privacy and space rarely found, with wrap-around gardens to the side and rear. There is ample on-street parking, along with clear potential to create a spacious driveway and incorporate a detached garage, subject to the necessary permissions.

The ground floor accommodation begins with an entrance porch and welcoming hallway, leading through to a bright front living room which flows seamlessly into the rear of the property. Here, a large kitchen diner provides the heart of the home, ideal for family living and entertaining. A convenient ground floor WC adds practicality, while the solid conservatory—featuring substantial brickwork—offers an additional reception room that can be enjoyed all year round.

To the first floor are three generously sized double bedrooms, all well-proportioned and filled with natural light. The principal bedroom benefits from large fitted mirrored wardrobes, while a recently installed modern family bathroom completes the floor, finished to a high standard.

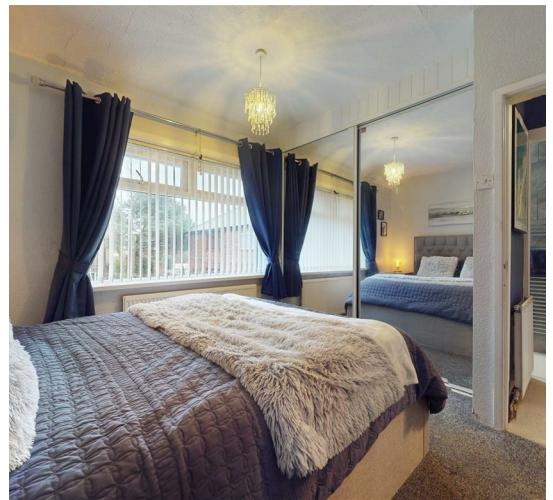
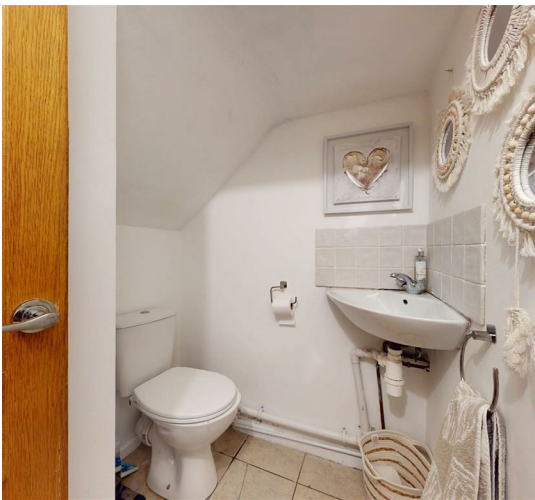
Externally, the property truly stands out. The expansive wrap-around garden, made possible by the corner plot position, offers a unique and versatile outdoor space with both side and rear gardens—perfect for families, gardening enthusiasts, or those looking to extend or further develop the property.

This is a rare opportunity to acquire a beautifully presented home in a peaceful yet convenient location, offering space, privacy, and excellent future potential. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

EPC: TBC









# Floorplan To Follow



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

*David Davies*

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(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 <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	

Information on tenant permitted fee's can be accessed via the link below  
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