



**5, Huncote Avenue, Laffak, WA11 9HN**

**£175,000**

**David Davies**  
*Collection*

# 5, Huncote Avenue, Laffak, WA11 9HN

- EPC:C
- Leasehold - 931 Years Remaining
- Semi Detached Property
- Two Reception Rooms
- First Floor Bathroom
- Council Tax Band: St Helens: B
- No Onward Chain
- Well Maintained Throughout
- Three Bedrooms
- Driveway And Garage

Situated on the ever-popular Huncote Avenue, this attractive three-bedroom semi-detached residence offers well-balanced and versatile accommodation, ideally suited to families, first-time buyers, or those seeking to upsize.

The property is entered via a welcoming hallway which leads through to a spacious reception/dining room, providing a bright and adaptable living area ideal for both everyday family life and entertaining. The separate fitted kitchen is well appointed, offering ample storage and worktop space, with direct access to the rear garden.

To the first floor, the accommodation comprises three bedrooms, including two generously sized double rooms and a well-proportioned single bedroom, suitable for use as a child's room, nursery or home office. A family bathroom completes the first-floor layout.

The home further benefits from recently installed gas central heating with a modern boiler, along with newer windows fitted throughout, enhancing both comfort and energy efficiency.

Externally, the property boasts a good-sized rear garden, providing an excellent outdoor space for relaxation, entertaining, or family use. To the front, off-road parking adds further practicality and convenience.

Ideally positioned within close proximity to local amenities, reputable schools and excellent transport links, this well-maintained home offers comfortable living within an established and sought-after residential location. Early viewing is highly recommended to fully appreciate the accommodation on offer.

EPC:C





# Floorplan To Follow



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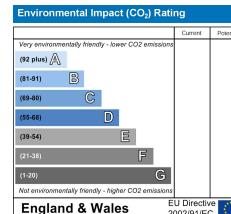
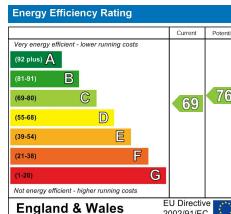
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