



**19, Austin Avenue, St. Helens, WA10 3QQ**

Asking Price £140,000

*David  
Davies* *Collection*





## 19, Austin Avenue, St. Helens, WA10 3QQ

- Tenure: Freehold
- Council Tax Band: A
- EPC: TBC
- Semi Detached Property
- Three Bedrooms
- Rare Corner Plot Position
- En-suite W/C to Master
- Private Driveway Parking

We are delighted to present to the market this three-bedroom semi-detached property, occupying a rare corner plot position and offering an excellent opportunity for first-time buyers, investors or those looking to put their own stamp on a home.

Upon entrance, a porch leads into a welcoming hallway, providing access to the main living accommodation. To the front of the property is a spacious reception room, offering comfortable living space and an abundance of natural light. This flows through to a generous kitchen, providing ample room for storage and dining, along with access to the ground floor family bathroom, fitted with a shower.

To the first floor, the property offers three bedrooms, including two well-proportioned double bedrooms. The master bedroom further benefits from its own en-suite WC, adding convenience for everyday living.

Externally, the home enjoys a prominent corner plot, offering a sense of space that is rarely available. The property benefits from gardens to the front and rear, as well as driveway parking, enhancing both appeal and practicality.

This property represents a fantastic opportunity in the current market and offers excellent potential.

Early viewing is highly recommended to fully appreciate the position, space and potential on 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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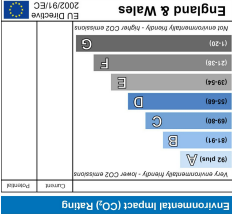
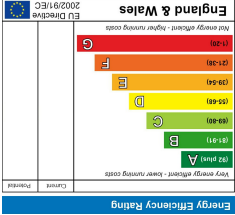


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