



**3, Olive Mount, St. Helens, WA9 4YZ**

**£280,000**

*David  
Davies* Collection

### 3, Olive Mount, St. Helens, WA9 4YZ

- EPC:B
- St Helens Council Tax: Band C
- Detached Property
- Three Bedrooms
- Integral Garage
- Great Location
- Freehold

This family home offers a tremendous amount of living space in a nice sized plot with many practical features. The ground floor comprises; Entrance hallway, ground floor W/C cloakroom, with relaxing lounge area. We have a fabulous open plan kitchen dining area with three large velux windows bringing in an abundance of light to the property. We have a fully fitted kitchen incorporating an extensive array of wall and base storage solutions, and premium solid worktops, with integrated products and French doors leading out to rear garden.

To the first floor are three bedrooms, The master bedroom benefitting from ensuite facility. We have a family three piece bathroom suite. The property benefits from UPVC double glazing and gas central heating.

To the front of the property we have a private driveway with ample space for two vehicles and integral garage. The rear of the property we have a fabulous garden with a patio area for those sunny days to enjoy the family BBQ and a nice lawned area to relax and watch the day go by.

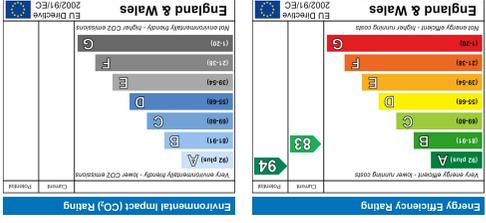
Buyers can expect a stylish, well maintained home, ideal for those seeking a family friendly environment. Not only is the property highly regarded but the surroundings are what bring so many people to the area. From popular schools, access to amenities, superb road links with some popular local pubs and walking trails.

EPC:B





Information on tenant permitted fees can be accessed via the link below  
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