



**7, Grasmere Avenue, Green Leach, WA11 9LX**

**£230,000**

*David  
Davies* Collection



# 7, Grasmere Avenue, Green Leach, WA11 91 Y

- EPC:C
- Council Tax Band: C
- Leasehold - 903 Years Remaining
- No Chain
- Semi Detached Property
- Two Spacious Reception Rooms
- Open Plan Kitchen Diner
- Three Double Bedrooms
- Good Sized Rear Garden With Bar
- Driveway For Two Cars

David Davies Sales And Lettings Agent bring to the sales market this delightful semi-detached property with no chain.

As you step inside, you are greeted by not one, but two inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day.

The property boasts three double bedrooms, offering ample space for a growing family or those in need of a home office.

With two bathrooms, the morning rush will be a thing of the past, ensuring everyone can start their day smoothly.

One of the highlights of this property is the open-plan kitchen diner, ideal for creating culinary delights while still being part of the conversation. Imagine hosting dinner parties or enjoying a lazy Sunday brunch in this bright and airy space.

Outside, a good-sized rear garden awaits, providing a tranquil retreat for al fresco dining or simply soaking up the sun. The added bonus of a bar in the garden sets the scene for memorable gatherings with friends and family.

Parking will never be an issue with space for two vehicles on the driveway, making trips out or returning home a breeze.

Don't miss the opportunity to make this lovely property in St. Helens your own. With its spacious rooms, convenient location, and charming features, this semi-detached house is ready to welcome you with open arms. The absence of a chain means you can make this charming house your home without delay.

EPC:C







**David Davies**

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*David Paul Davies*

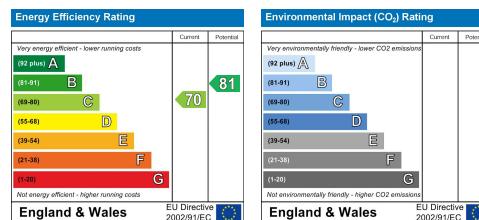
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