



**15, Penryn Avenue, Laffak, WA11 9EX**

Asking Price £150,000

*David  
Davies* Collection

## 15, Penryn Avenue, Laffak, WA11 9EX

- EPC: D
- Council Tax Band: B
- Freehold
- Semi Detached House
- Three Good Sized Bedrooms
- Newly Fitted Wet Room To The First Floor
- Side Storage/Workshop
- Driveway Parking
- Rear Garden
- NO CHAIN

Nestled within the ever popular Laffak area of St Helens, this three bedroomed semi detached property is offered For Sale as a vacant possession with NO CHAIN.

The layout is to be expected of this style of property with laminate flooring throughout and UPVC double glazing throughout.

To the front of the property there is driveway and access to the side storage/work room (previously a garage).

Stepping into the property, the hall has a built in storage cupboard, the hall then leads to the lounge/dining room, to the front and the kitchen to the rear. From here the kitchen offers an array of wall and base units and space for cooker, washing machine and fridge/freezer.

To the first floor there are three bedrooms and a recently new wet room fitted which completes this floor.

To the rear of the property is a private garden with lawn and patio area.

EPC:D







**David Davies**

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*David Paul Davies*

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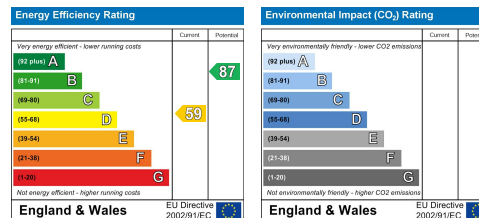
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