



**20, Broadgate Avenue, St. Helens, WA9 5AJ**

**Asking Price £190,000**

*David  
Davies* Collection



## 20, Broadgate Avenue, St. Helens, WA9 5A I

- EPC: TBC
- Council Tax Band: B
- Three Bedrooms
- Conservatory
- Freehold
- Semi Detached Property
- Two Reception Rooms
- Off-Road Parking

David Davies Sales & Lettings Agent are delighted to welcome to the market this well-presented three-bedroom semi-detached property, located in a popular and convenient residential area of St. Helens. Offering bright and spacious accommodation throughout, this home is perfect for first-time buyers, growing families, or those looking to downsize without compromising on space.

Upon entering, you are greeted by a welcoming entrance porch leading through to the main hallway. The ground floor boasts a comfortable living room, a separate dining room ideal for entertaining, and a lovely conservatory providing additional living space and pleasant views of the rear garden. A large, well-equipped kitchen offers ample storage and work surfaces, and also provides internal access to the integral garage – ideal for storage or conversion (subject to relevant permissions).

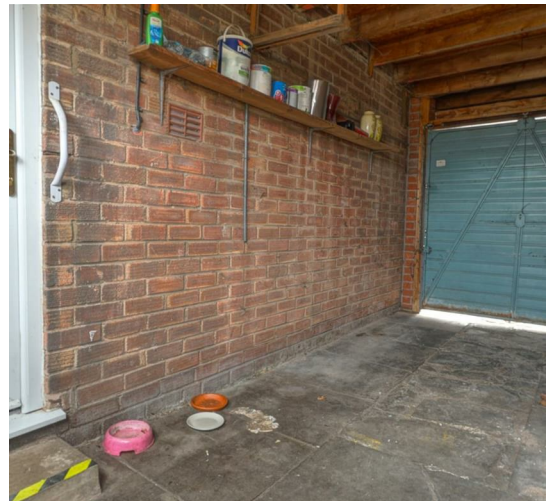
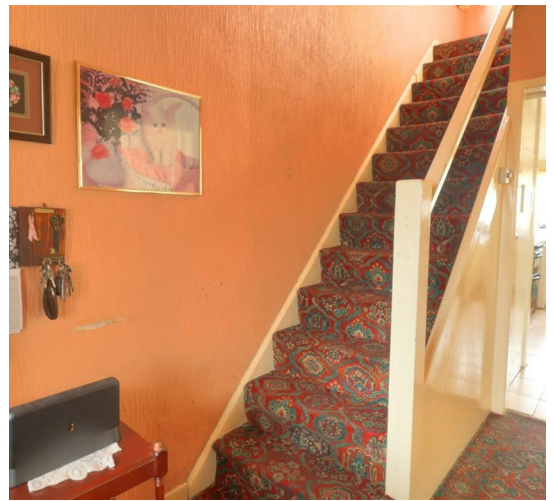
To the first floor, the landing leads to three well-proportioned bedrooms and a stylish, modern family bathroom, offering comfortable accommodation for the whole family.

Externally, the property features a beautifully maintained and easily manageable rear garden, with a mix of paved and lawned areas, perfect for relaxing or enjoying a spot of gardening. To the front, there is off-road parking for one vehicle.

Situated close to local schools, shops, and transport links, this lovely home is ready for its next owners to move straight in and enjoy.









# 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Information on tenant permitted fee's can be accessed via the link below  
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**22 Church Road, Rainford, St Helens, WA11 8HE**  
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