



35, Yewtree Avenue, St. Helens, WA9 3XA

Offers Over £120,000

*David
Davies*  *Collection*



35, Yewtree Avenue, St. Helens, WA9 3XA

- EPC: D
- Council Tax Band: A
- Tenure: Freehold
- Three Bedrooms
- First Floor Bathroom
- Modern Kitchen
- Extended
- Off Road Parking
- Rear Garden

David Davies Sales & Lettings Agent are delighted to bring to market this spacious and extended three-bedroom mid-terrace property, located in a popular residential area of St. Helens. Offering far more than meets the eye, this home has been cleverly extended and reconfigured to provide generous living accommodation throughout, making it a perfect choice for families or first-time buyers.

The property boasts off-road parking to the front via a recently completed modern driveway, providing both practicality and curb appeal. Internally, the ground floor features a welcoming layout beginning with a front reception room, ideal as a cosy living area. This flows into a second reception room, perfect as a dining space — great for entertaining or family meals.

The real heart of the home is found at the rear, where a stylish rear extension houses a spacious, fully fitted kitchen with plenty of storage, worktop space, and French doors that open directly onto the rear garden, allowing natural light to flood the space and creating a seamless indoor-outdoor feel.

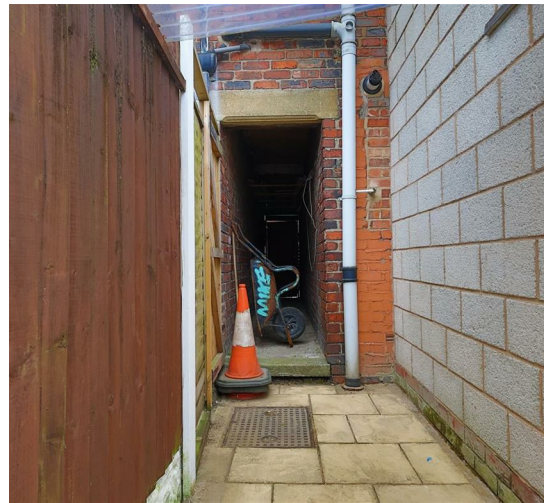
Upstairs, the first floor benefits from an extended layout thanks to the private rear entry, allowing for three well-sized bedrooms. The master bedroom is particularly generous and includes deep fitted wardrobes for added convenience. A modern four-piece family bathroom, complete with a separate shower and bath, completes the first floor.

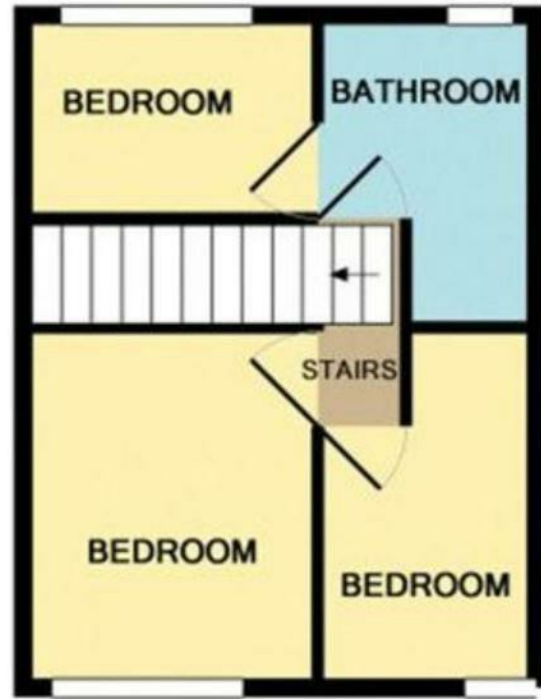
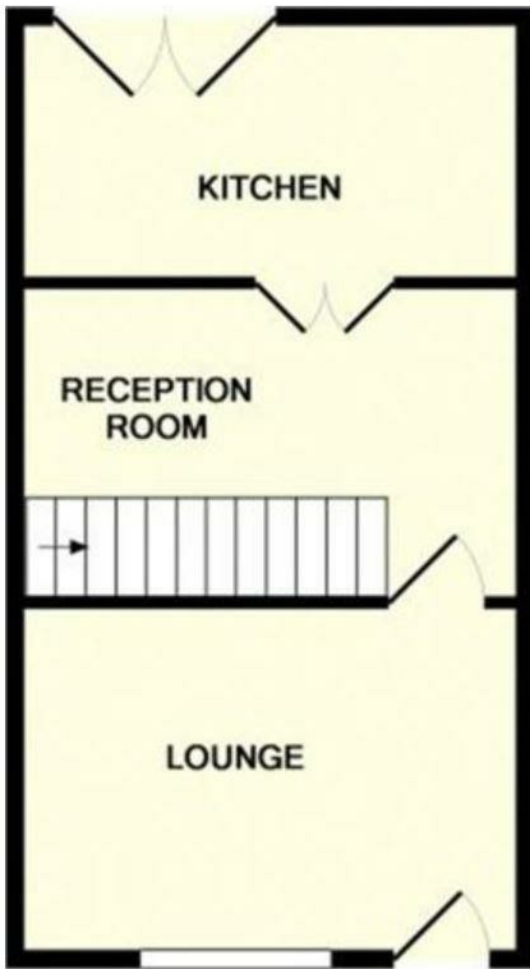
Externally, the rear garden is low maintenance, featuring artificial turf for year-round greenery and a handy storage shed, perfect for keeping garden tools or outdoor equipment tucked away.

Situated in a convenient location close to local amenities, schools, and transport links, this property offers excellent space, practicality, and comfort throughout.
PROBATE HAS NOT YET BEEN GRANTED.

EPC; D







David Davies

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Paul Davis

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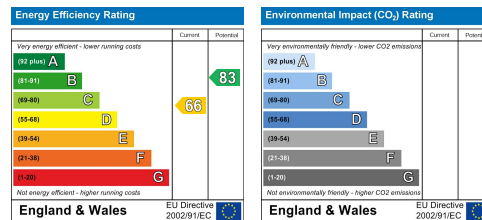
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