



38, Barwell Avenue, St Helens, WA11 9HZ

Asking Price £170,000

*David
Davies* *Collection*

38, Barwell Avenue, St Helens, WA11 9HZ

- EPC: TBC
- Council Tax Band: C
- Three Bedroom Semi-Detached
- Off Road Parking
- Garage
- Leasehold: 943 Years Remaining
- No Onward Chain
- Two Reception Rooms
- Front & Rear Gardens
- Utility Room & Ground Floor WC

David Davies Sales & Lettings Agent are delighted to welcome to market this spacious three-bedroom semi-detached property, ideally located in a popular residential area of St Helens and offered with no onward chain, making it an excellent opportunity for families, first-time buyers or investors alike.

This well-proportioned home is garden-fronted and benefits from driveway parking for up to three vehicles, adding both convenience and kerb appeal.

Internally, the property offers generous living space throughout. The ground floor comprises a welcoming entrance hallway, a bright front reception room, and an additional rear reception room that flows through to the kitchen — a layout with huge potential to be reconfigured into a stunning open-plan kitchen, dining, and living space, subject to the necessary works. Completing the ground floor is a practical utility room and a convenient downstairs WC, adding to the home's functionality.

To the first floor, the spacious landing leads to three well-sized bedrooms, two of which are large doubles, providing ample space for growing families or home working needs. The upstairs is completed by a brand new, modern three-piece shower room, tastefully designed with contemporary fittings and finishes.

Externally, the rear garden is a lovely, private outdoor space, featuring a generous lawned area ideal for children, pets, or summer entertaining. The garden also provides rear access to the garage, offering additional storage or potential workshop space.

Situated close to local amenities, schools, and excellent transport links, this home presents a fantastic opportunity for buyers looking to add their own touch and unlock the full potential of a solid family home.

Early viewing is highly recommended to fully appreciate the size, layout, and future possibilities of this much-loved property.

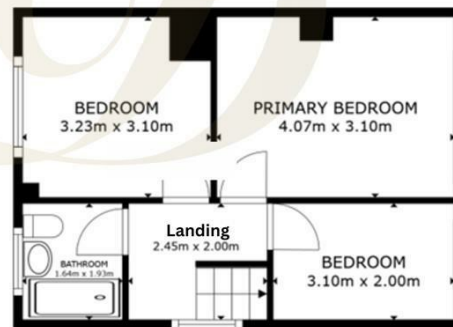
EPC: TBC







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 52.6 m² FLOOR 2 38.5 m²
TOTAL : 91.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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

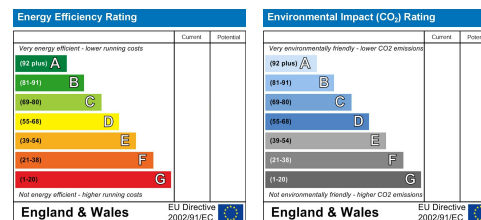
David Davies

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