



38, Woolacombe Avenue, Sutton Leach, WA9 4NQ

£180,000

*David
Davies* Collection



38, Woolacombe Avenue, Sutton Leach, WA9 4NQ

- EPC: C
- Council Tax Band: B - St Helens
- Freehold
- No Onward Chain
- Semi Detached Bungalow
- Two Double Bedrooms
- Extended Kitchen
- Shower Room
- Off Road Parking
- Spacious Rear Garden

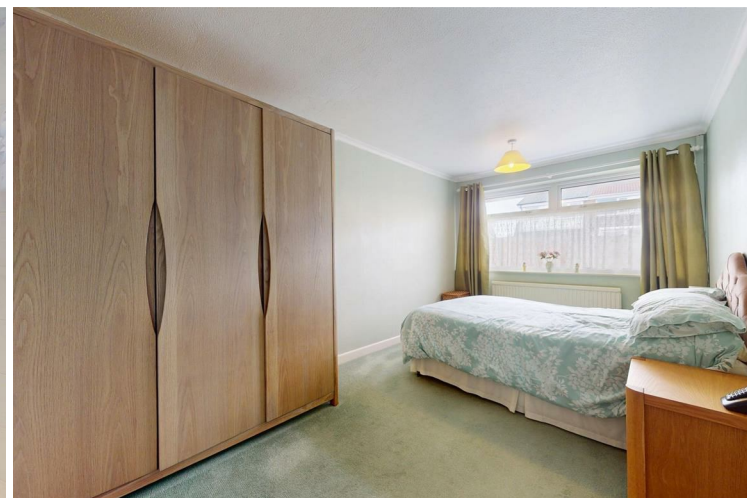
David Davies Sales & Lettings Agent is delighted to present for sale this charming two-bedroom semi-detached bungalow, ideally situated on Woolacombe Avenue in the popular Sutton Leach area of St Helens. Offered with 'No Onward Chain', this property is perfect for those looking to downsize, retire, or simply enjoy single-storey living in a peaceful residential location.

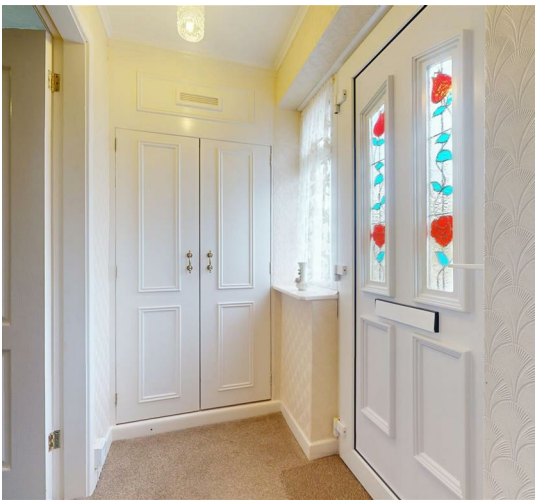
The property boasts excellent kerb appeal and begins with an entrance porch featuring a convenient storage cupboard. Inside, you will find a bright and inviting living room, complemented by an extended, spacious kitchen that offers ample cupboard and worktop space—ideal for those who love to cook and entertain. Two generously sized double bedrooms complete the internal layout, providing comfortable and versatile accommodation.

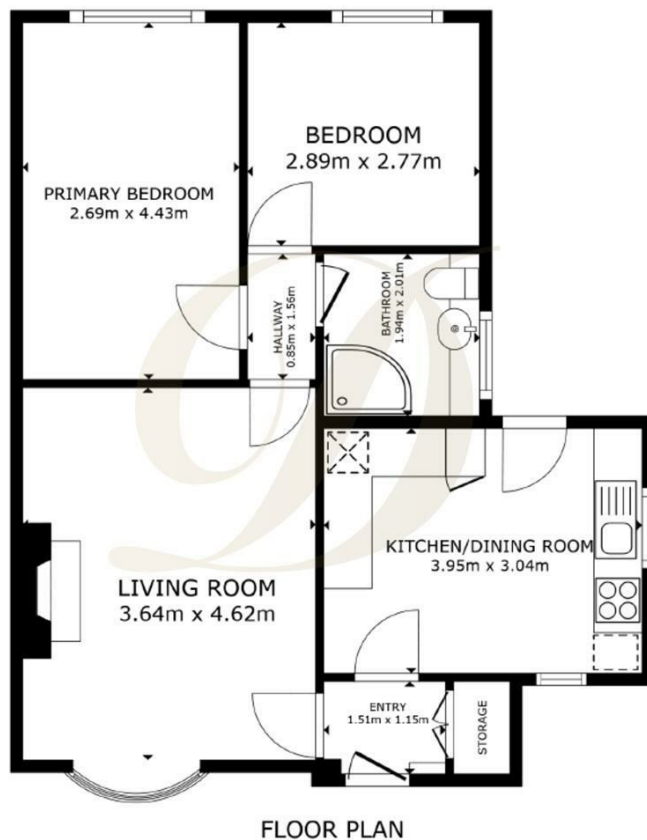
Externally, the home offers off-road driveway parking to the front. To the rear is a fantastic, well-sized garden with a lawn and patio area, perfect for relaxing during the summer months, along with the added benefit of a garden shed for storage.

Located in a sought-after residential area, this bungalow is within easy reach of local shops, amenities, transport links, and schools.

EPC: C







David Davies

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David Davies

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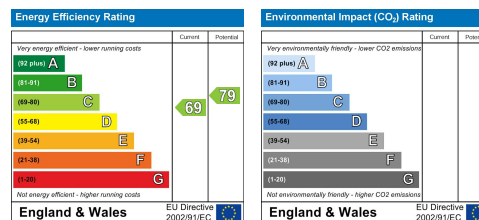
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