



10, Birch Grove, Huyton, L36 9XH

Asking Price £270,000

*David
Davies* Collection



10, Birch Grove, Huyton, L36 9XH

- EPC: D
- Council Tax Band: C - Knowsley
- Freehold
- No Onward Chain
- Semi Detached Property With Excellent Potential
- Two Reception Rooms
- Three Bedrooms
- Large Rear Garden
- Scope To Extend
- Driveway Parking

Tucked away at the end of a peaceful and rarely available cul-de-sac, Birch Grove presents a wonderful opportunity for buyers seeking a home with excellent potential.

This three-bedroom semi-detached property occupies a substantial plot and offers scope for modernisation and extension, allowing the next owner to truly create their dream home.

The property is offered with 'No Onward Chain', making for a straightforward purchase.

Stepping inside, you'll find an entrance porch leading into a welcoming hallway. The front dining room features a charming bay window, while the rear living room enjoys views over the garden. The extended kitchen offers generous space and fantastic potential to open up into a modern open-plan kitchen, dining, and living area—perfect for contemporary family living.

With the large garden to the rear, there's also excellent scope to extend further (subject to planning permission).

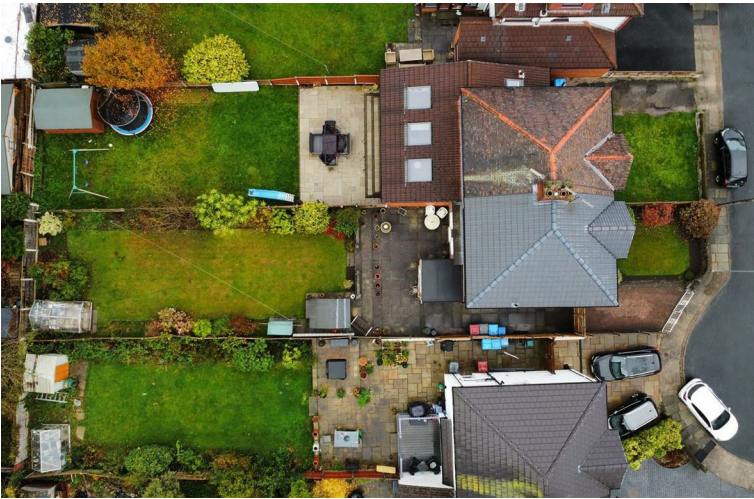
To the first floor, off the landing, there are three well-proportioned bedrooms and a shower room.

Externally, the home benefits from a lovely front garden, driveway parking, and to the rear, a flagged patio area ideal for outdoor seating, leading to a spacious lawned garden—a real highlight of the property and a perfect space for families or keen gardeners.

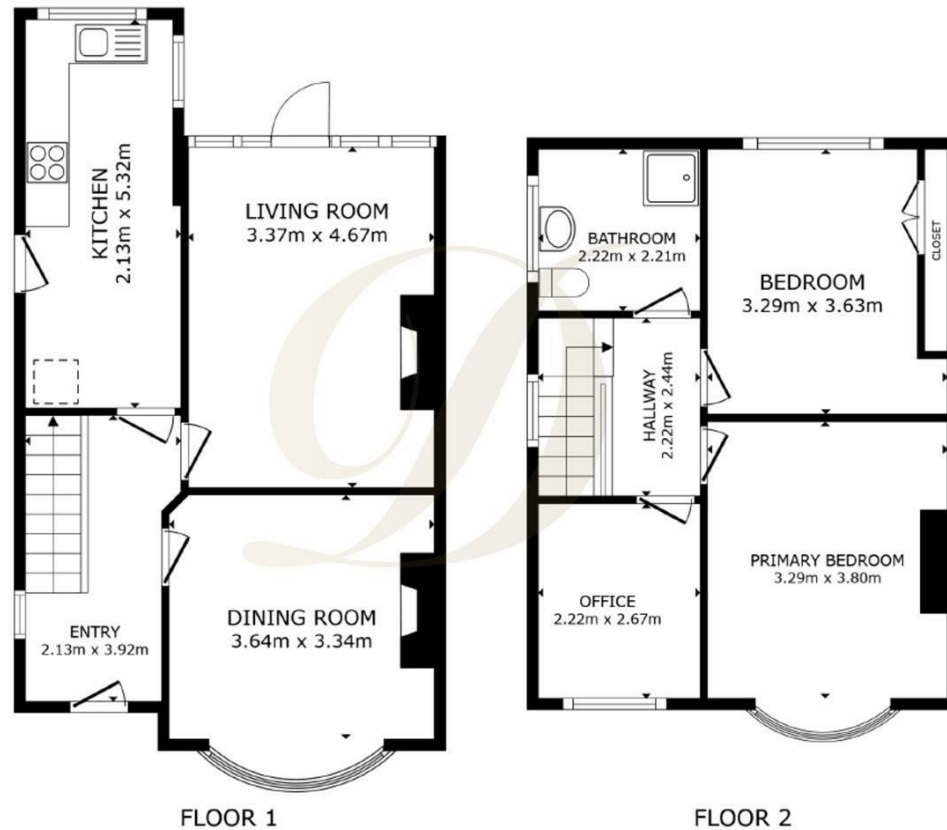
Rarely does a property in this location, with such potential and plot size, come to market.

Early viewing is highly recommended to appreciate what this home has to offer.

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 Davies

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

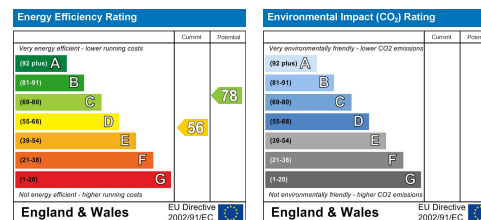
ALLISONS

A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.

For life's meaningful moments



Information on tenant permitted fee's can be accessed via the link below
www.daviddaviesestateagent.co.uk/tenant
22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk