



37, Yewtree Avenue, St Helens, WA9 3XA

Asking Price £110,000

*David
Davies* Collection



37, Yewtree Avenue, St Helens, WA9 3XA

- EPC: TBC
- Freehold
- Freshly Decorated With New Carpets Throughout
- Spacious Front Living Room
- Two Generous Double Bedrooms
- Council Tax Band: A
- Offered With No Onward Chain
- Driveway Parking For Two Cars
- Kitchen Diner With Access To Family Bathroom
- Low-Maintenance Rear Yard With Storage Shed

We are delighted to present this lovely two-bedroom terraced property, offered with 'No Onward Chain'.

Recently redecorated with throughout and new carpets fitted, the home is truly move-in ready, making it an ideal purchase for first-time buyers or investors.

To the front, the property benefits from driveway parking for two cars. The ground floor comprises a welcoming front living room which flows into the kitchen diner. From here, you'll find access to the three-piece white family bathroom, as well as stairs leading to the first floor.

The first floor offers two generously sized double bedrooms.

To the rear is a low-maintenance yard complete with a storage shed—an ideal spot to relax and enjoy the warmer months.

A wonderful opportunity in a convenient location, ready for its next owner to move straight in.

EPC: TBC





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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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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