



## 13 Yewtree Avenue

, St. Helens, WA9 3XA

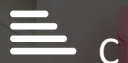
Offers in excess of £100,000

JonesPottsTaylor are delighted to present FOR SALE this well-presented, garden fronted mid-terrace property. Situated in a popular residential location in St Helens, close to transport and network links, schools, shops and amenities. The property briefly comprises of; entrance into sitting room and kitchen / dining room benefitting from French doors leading to the rear garden. To the first floor is a double bedroom, a single bedroom and a further family bathroom with three-piece suite. Outside to the front is a garden adaptable for off road parking, whilst to the rear is an enclosed low maintenance garden. Viewings for this property are a must to appreciate the outside garden space and views.

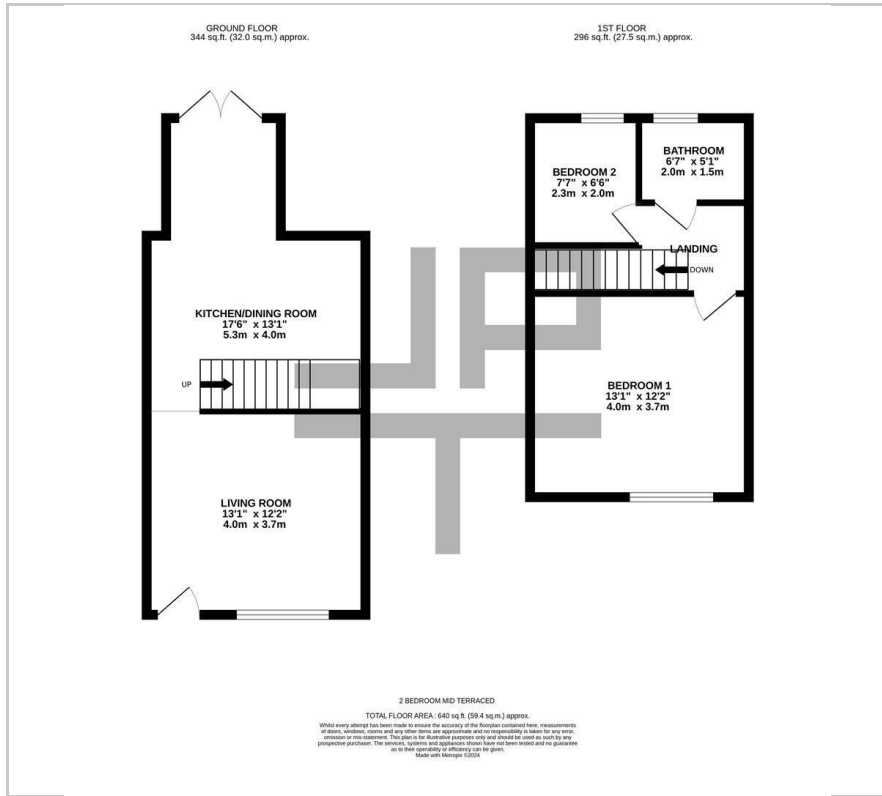
- Potential Investment Opportunity
- Close To Transport And Network Links
- Generous Size Living Space
- Off Road Parking
- Gas Central Heating
- UPVC Double Glazed Windows

### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.



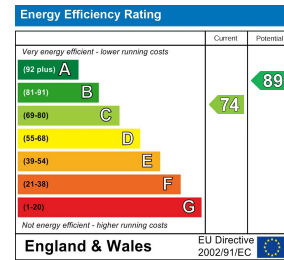
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.