

29, Wynne Road, St. Helens, WA10 2AL

Offers Around £195,000

David Davies Collection



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- Leasehold Possessory Title
- Probate Granted
- No Onward Chain
- Large Rear Garden
- Ground Floor WC
- Council Tax Band: C | EPC: C
- Three Bedroom Semi Detached
- Excellent Potential
- Living Room Through Dining Room
- Not Overlooked To The Front

Presenting this three-bedroom semi-detached home, with no onward chain, offering excellent potential for buyers looking to modernise and create a property tailored to their own tastes, all within a highly convenient and well-connected location.

Upon entering through the porch, you are welcomed into a bright and inviting hallway, which provides access to a useful ground floor WC. The ground floor accommodation comprises a spacious lounge, a separate dining room, and a well-proportioned kitchen, offering a versatile layout and a strong foundation for reconfiguration or improvement, subject to requirements.

To the first floor, the landing leads to three well-sized bedrooms and a family bathroom, providing ample space for growing families or those seeking a practical and well-balanced layout.

Externally, the property benefits from a good-sized rear garden, ideal for outdoor enjoyment, along with a garage, offering valuable storage or potential for future redevelopment, subject to any necessary consents. The non-overlooked front aspect further enhances the sense of privacy.

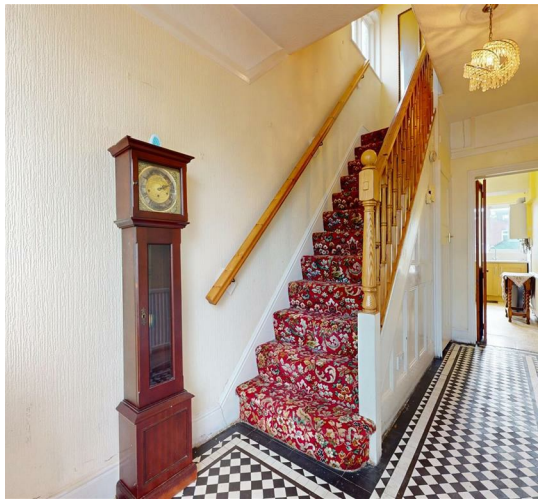
The property is well positioned close to local amenities, popular schools, and is within walking distance of St Helens Town Centre, combining everyday convenience with a peaceful residential setting.

This property is being sold with possessory leasehold title. The original lease deeds have been lost and, as such, the length of the lease, remaining term, ground rent payable and other leasehold conditions are currently unknown and cannot be confirmed. The seller has title indemnity insurance in place as a measure of protection. All prospective purchasers are strongly advised to instruct an independent solicitor or conveyancer to undertake full legal enquiries regarding the title and associated implications before proceeding with a purchase. Please refer to the IMPORTANT NOTICE section for further details.







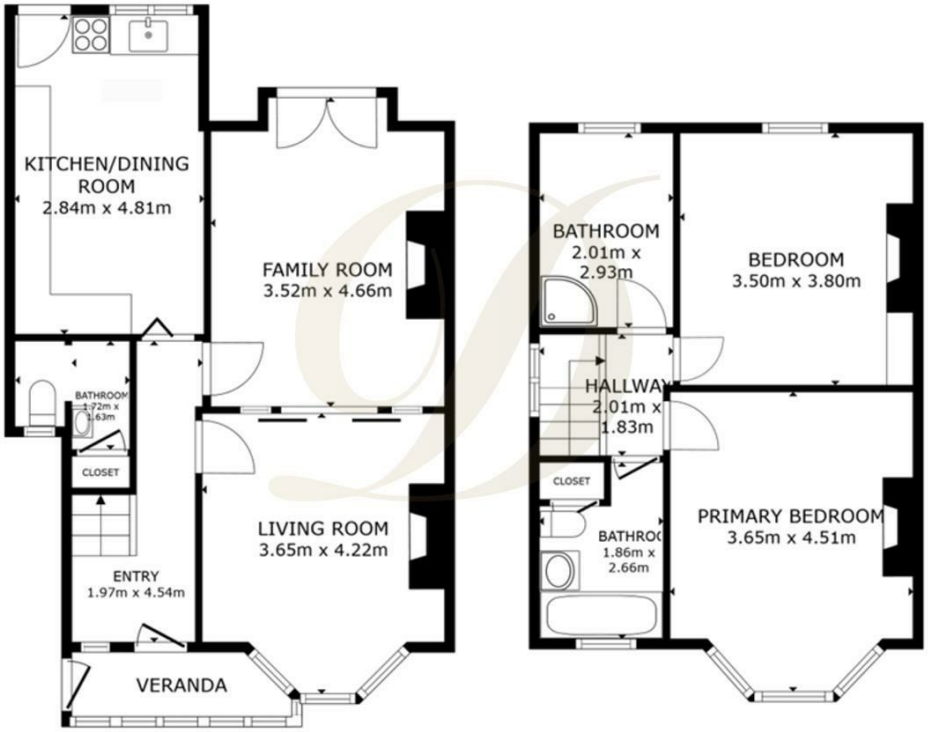










GROSS INTERNAL AREA
FLOOR 1 53.9 m² FLOOR 2 44.3 m²
EXCLUDED AREAS : VERANDA 3.0 m²
TOTAL : 98.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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