



**40, Peebles Avenue, St. Helens, WA11 9QS**

Asking Price £210,000

*David  
Davies* Collection

## 40, Peebles Avenue, St. Helens, WA11 9QS

- Tenure: Leasehold
- Council Tax Band: B
- EPC: C
- Extended Semi Detached Property
- Over 1,300 Square Ft.
- Three Bedrooms
- Modern Kitchen
- Utility & Ground Floor WC
- Large Rear Garden
- Driveway Parking & Garage

We are delighted to bring to the market this impressive extended three-bedroom semi-detached family home, occupying a highly desirable position on the ever-popular Peebles Avenue. Offering approximately 1,300 square feet of accommodation, this substantial property is significantly larger than many similar homes in the area and presents an excellent opportunity for buyers seeking spacious, ready-made family living.

The well-proportioned accommodation has a heat pump system increasing energy efficiency and cutting costs. Internally the ground floor comprises of an entrance porch leading into a welcoming hallway. The principal living space comprises a bright and spacious open-plan lounge and dining room, flooded with natural light and providing the perfect environment for both everyday family life and entertaining guests.

To the rear, the modern fitted kitchen offers ample storage and workspace, while a separate utility room adds valuable practicality. A convenient ground floor WC completes the accommodation at this level.

To the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom, offering comfortable accommodation for growing families.

Externally, the property benefits from gardens to both the front and rear, providing attractive outdoor spaces to enjoy throughout the year. Off-road parking is available to the front, while a garage offers additional storage or secure parking.

Combining generous living space, a sought-after location and excellent family accommodation, this superb home is sure to appeal to a wide range of purchasers and early viewing is highly recommended.

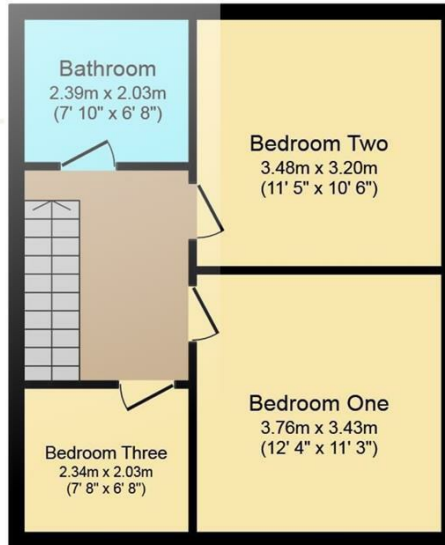
EPC: C







Ground Floor



First Floor



Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

*David Paul David*

