



21, Olga Road, St. Helens, WA9 3TB

Asking Price £170,000

*David
Davies* *Collection*



21, Olga Road, St. Helens, WA9 3TB

- Tenure: Good Leasehold | EPC: TBC | Council Tax Band: B
- Offered With No Onward Chain
- Extended To The Rear
- Two Reception Rooms
- Fantastic Potential To Create Your Dream Home
- *Probate Is Being Applied For*
- Three Bedroom Semi-Detached Property
- Spacious Rear Garden With Decking
- Driveway Parking And Detached Garage
- Stones Throw From Sutton & Sherdley Park Home

Situated in a lovely position just a stone's throw from Sutton & Sherdley Park, this three-bedroom semi-detached property is offered to the market with no onward chain and presents an exciting opportunity for buyers looking to create their dream home. Having been extended to the rear, the property offers generous living accommodation, plenty of potential to add value and a fantastic-sized rear garden.

To the front, the property benefits from a lawned garden and driveway parking. Internally, the ground floor begins with an entrance hallway leading through to a front dining room, complete with an attractive bay window. A second, spacious living room sits towards the rear of the property, enjoying pleasant views over the garden. The kitchen is also positioned to the rear, offering scope for buyers to modernise and create a space perfectly suited to their needs.

To the first floor, the landing provides access to three bedrooms and a family bathroom, making the property an ideal choice for families, first-time buyers or those seeking their next renovation project.

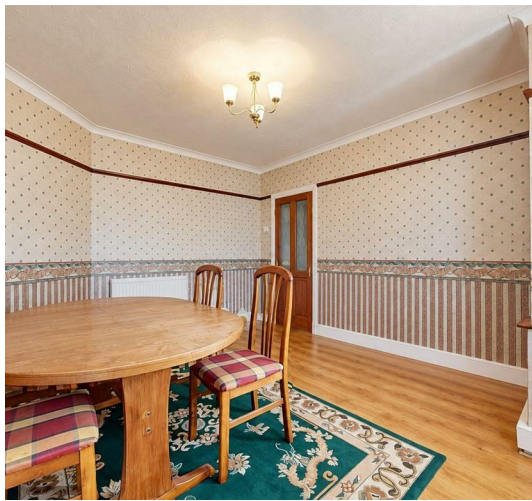
Externally, the property truly stands out with its large rear garden, featuring a flagged seating area, an extensive lawn, established trees and bushes, and a separate decking area towards the bottom of the garden. A detached garage provides additional storage or potential for further use, subject to any necessary permissions.

Offered with no onward chain and boasting a superb garden, rear extension and fantastic potential, this is an excellent opportunity to put your own stamp on a home in a convenient location close to Sutton Park and local amenities. Early viewing is highly recommended.

Letters of Administration Are Being Applied For

EPC: TBC





Floorplan To Follow



The image shows the exterior and interior of the David Davies Estate Agency. The storefront features a large, illuminated 'David Davies' sign in a stylized blue and yellow font. Below the sign, there are large glass windows and doors. Inside, several display boards are visible, each containing multiple small photographs of properties for sale. A circular inset image shows the interior of a property, which appears to be a bright, modern living space with large windows and a wooden floor. The David Davies logo is also present in a circular frame on the right side of the image.

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

David Patrick Davies

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	