



15 Yewdale Avenue, St. Helens, WA11 7EY

Offers in excess of £190,000

Good Move are delighted to present this three bedroom semi detached house to the market.

The ground floor opens into a welcoming entrance hall, providing access to all principal rooms. To the front, a bright and spacious living room offers an ideal space for relaxing or entertaining. To the rear is the dining room that leads to the kitchen which benefits a useful utility room and ground floor WC to add further convenience.

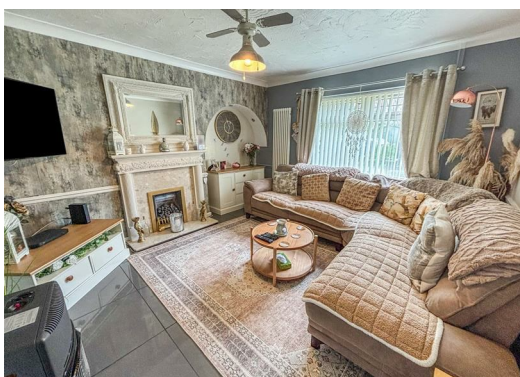
Upstairs, the first floor comprises three bedrooms, including a generous principal bedroom and family bathroom.

Externally, the property boasts a well-maintained and generously sized garden, ideal for outdoor entertaining or family use, along with a substantial driveway providing ample off-road parking.

Residents benefit from nearby schools, including local academies and comprehensives. Sherdley Park and Taylor Park provide great outdoor space. Shops, eateries, and everyday amenities are all close by for added convenience.

Excellent transport links include easy access to the A580 and M6, along with regular bus routes and nearby train stations for commuting.

The property has been attractively priced and we invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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		



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