



46, Cranshaw Avenue, St. Helens, WA9 4UR

Asking Price £190,000

*David
Davies*  *Collection*



46, Cranshaw Avenue, St. Helens, WA9 411R

- EPC: D
- Council Tax Band: C
- Tenure: Leasehold
- Two-Bedroom Dormer Bungalow
- Originally Three Bedrooms & Can Be Put Back
- Ground Floor Bathroom
- Two Spacious Reception Rooms
- Stunning Rear Garden
- Ample Driveway Parking
- Popular Location

Set on the ever-popular Cranshaw Avenue, this two-bedroom dormer bungalow offers generous, versatile accommodation perfectly suited to first-time buyers, downsizers, or anyone seeking a well-maintained home in a peaceful yet well-connected location. The property was originally a three bedroom but the previous owners had altered it to their needs, knocking down a wall to create a larger open plan living room through dining room. This can easily be put back with a simple stud wall.

The property welcomes you with a bright and inviting hallway leading to two spacious reception rooms. These versatile areas provide the ideal balance of comfort and functionality — whether you prefer a dedicated dining room, an additional sitting room, or a home office, the layout adapts easily to your lifestyle. The well-appointed fitted kitchen offers ample storage and workspace, while the ground-floor family bathroom completes the accommodation on this level.

To the first floor, the dormer design creates two generous bedrooms, each enjoying excellent natural light and useful built-in storage.

Externally, the property continues to impress. The front garden adds attractive kerb appeal, while the rear garden provides a private outdoor space ideal for relaxing or entertaining. A driveway offers convenient off-road parking.

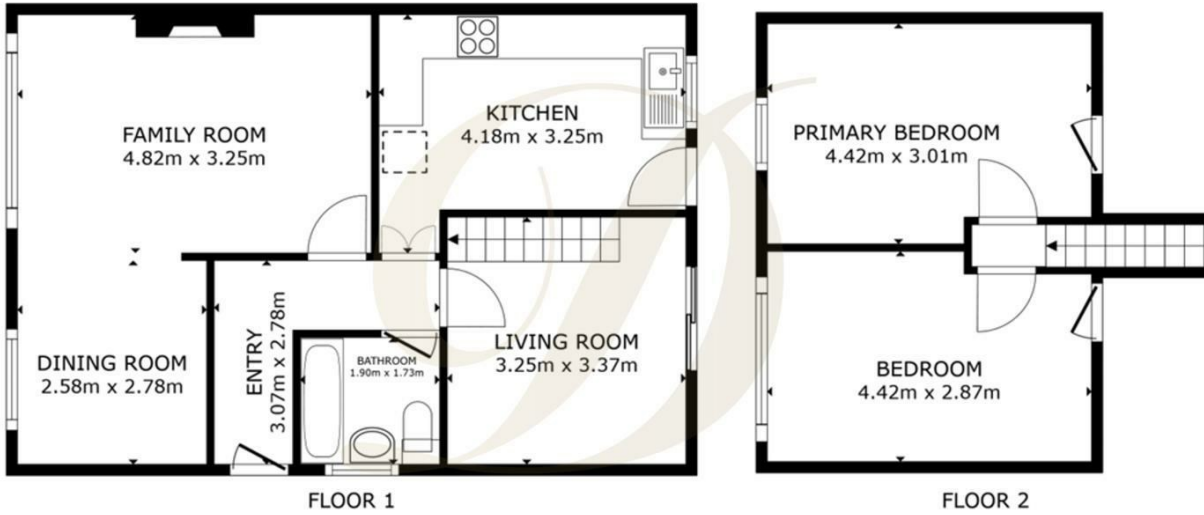
Positioned within a sought-after residential area, this home is ideally placed for nearby shops, reputable schools, and excellent transport links — including easy access to St Helens town centre and major motorway routes.

Combining a quiet setting with superb local amenities, this charming dormer bungalow represents an outstanding opportunity for buyers seeking a move-in-ready property in a desirable location.

EPC: D







GROSS INTERNAL AREA
 FLOOR 1 55.9 m² FLOOR 2 27.3 m²
 TOTAL : 83.2 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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David Patrick Davies

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

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