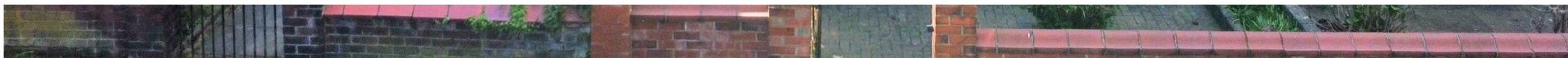




**29, Wynne Road, Dentons Green, WA10 2AL**

Offers Around £210,000

*David  
Davies* Collection



## 29, Wynne Road, Dentons Green, WA10 2AI

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

Presenting this three-bedroom semi-detached home, 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. The non-overlooked front aspect further enhances the sense of privacy.

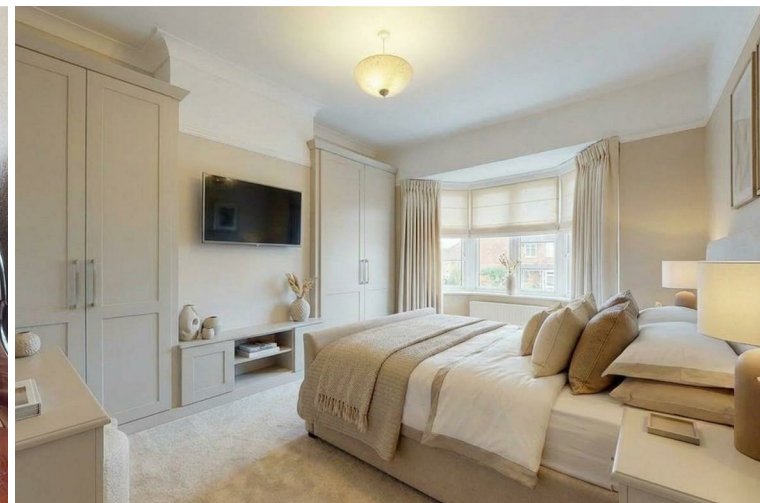
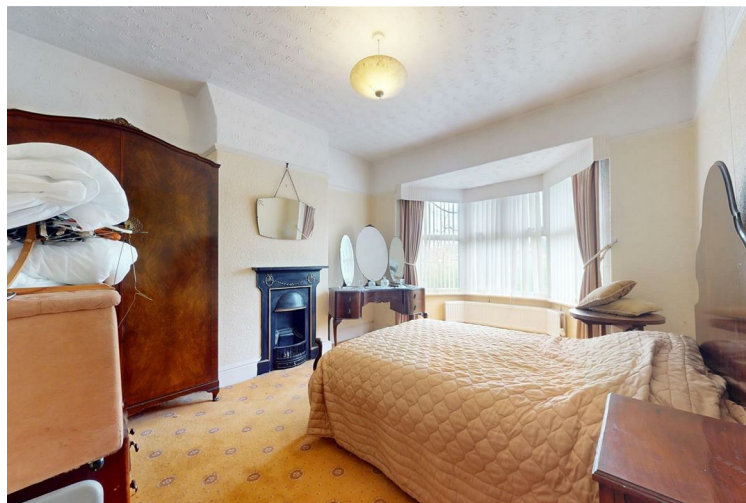
The property is well positioned close to local amenities, popular schools, and is within walking distance of St Helens Town Centre, combining everyday convenience with a peaceful residential setting.

Offered with no onward chain, this home represents a fantastic opportunity for buyers seeking a project with genuine scope to add value.

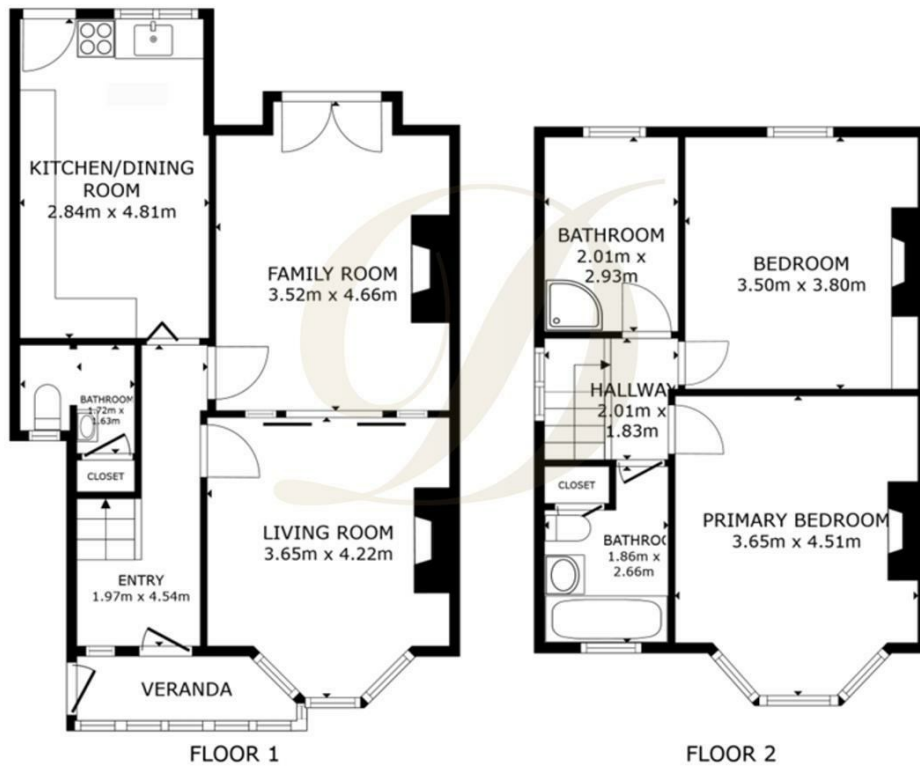
Please note: Some of the photographs have been AI-enhanced and digitally staged to showcase the property's potential and illustrate how the space could look following refurbishment.

A property full of promise — early viewing is highly recommended to fully appreciate the possibilities on offer.

EPC: TBC







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



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*

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	