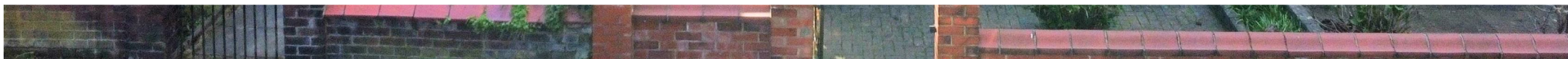




**29, Wynne Road, St. Helens, WA10 2AL**

Asking Price £230,000

*David  
Davies* *Collection*



## 29, Wynne Road, St. Helens, WA10 2AL

- EPC: TBC
- Council Tax Band: C
- Freehold
- 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.

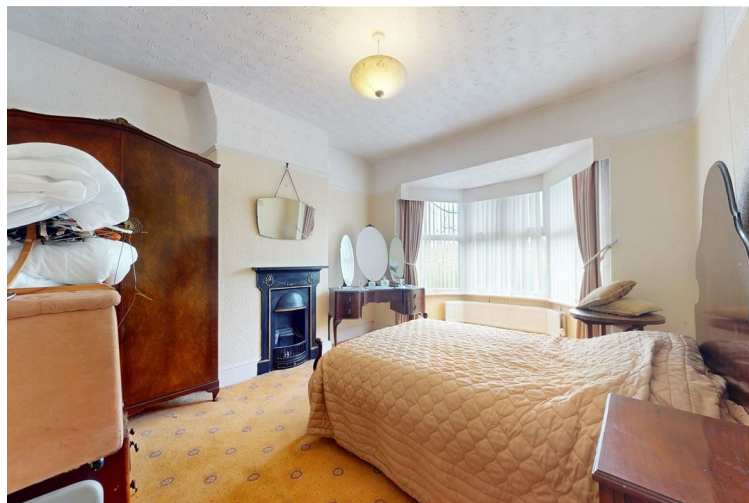
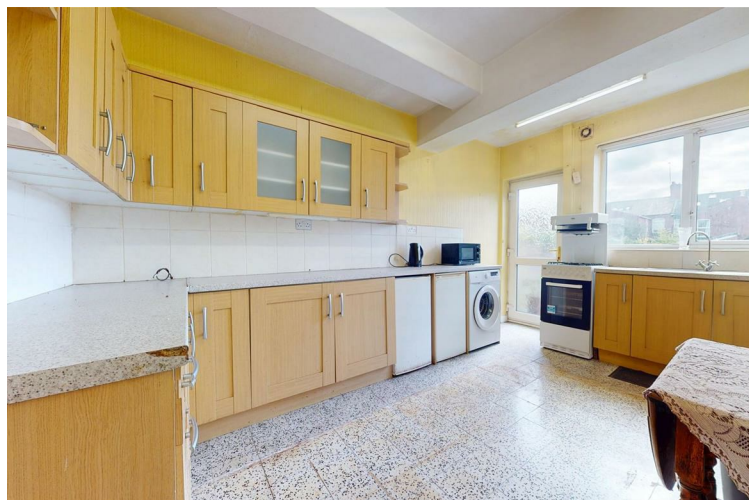
The property is well positioned close to local amenities, popular schools, and is within walking distance of St Helens Town Centre, combining everyday convenience with a peaceful residential setting.

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

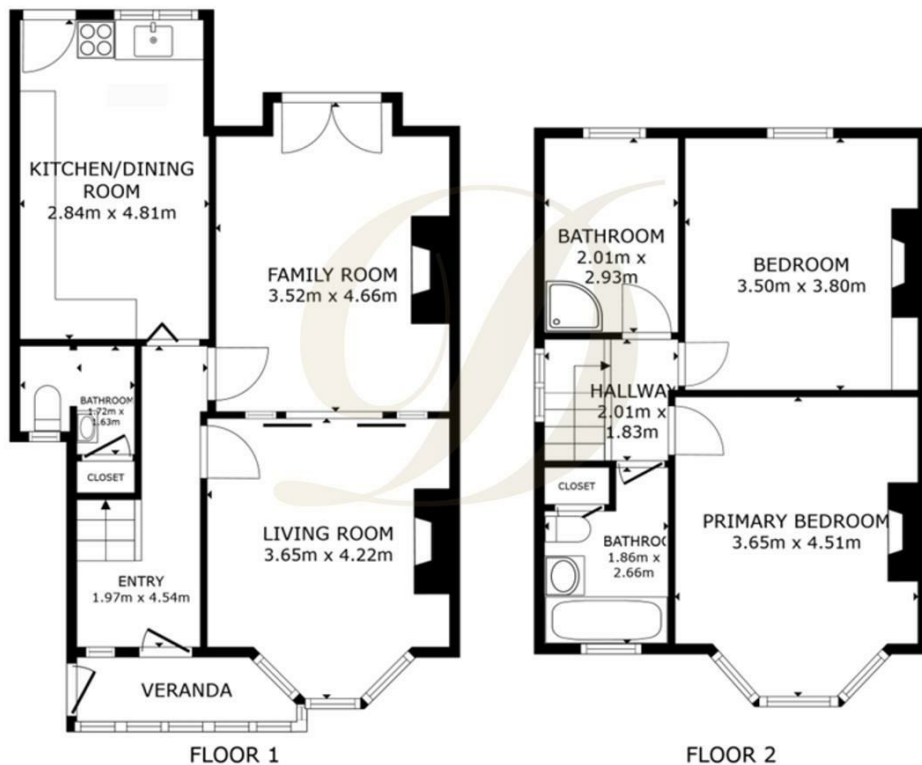
Please note: Some of the photographs have been AI-enhanced and digitally staged to showcase the property's potential and illustrate how the space could look following refurbishment.

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.



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*David Paul Davies*

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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			

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