



**10, Melrose Avenue, St. Helens, WA10 5PQ**

Asking Price £232,000

*David  
Davies* Collection



## 10, Melrose Avenue, St. Helens, WA10 5PQ

- Tenure: Freehold
- Council Tax Band: C
- EPC: C
- No Onward Chain
- New Roof & Boiler
- Extended Semi Detached Property
- Stunning Kerb Appeal
- Two Reception Rooms
- Driveway Parking With Garage
- Private South-West Facing Rear Garden

Offered to the market with the added benefit of no onward chain, this freehold, extended three-bedroom semi-detached property presents an exciting opportunity for buyers seeking a home with excellent potential in the highly desirable area of Eccleston. Requiring modernisation throughout, the property offers the perfect blank canvas for those looking to create their dream family home while benefiting from substantial existing living space and several major improvements already completed.

The property enjoys excellent kerb appeal, being set behind mature hedging with a well-maintained front garden, driveway parking and a garage accessed via an electric roller shutter door. Importantly, two of the most significant expenses associated with home ownership have already been taken care of, with a full new roof installed in 2023 and a brand-new boiler fitted in February 2026, providing valuable peace of mind for prospective purchasers.

Internally, the accommodation begins with an entrance porch leading into a welcoming hallway. To the front of the property is a spacious living room which flows through to an extended second reception room, creating flexible living and entertaining space ideal for modern family life.

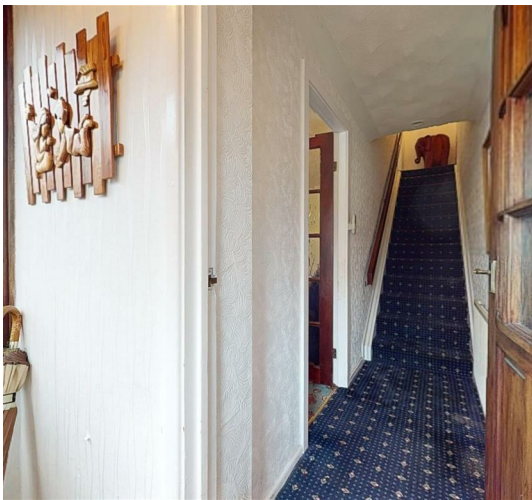
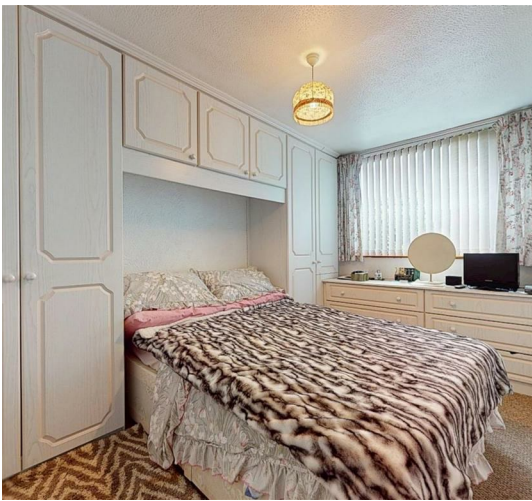
To the rear, the generously sized kitchen has also been partially extended, providing additional space that could be utilised as a dining area, utility space or further kitchen accommodation depending on individual requirements.

To the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom.

Externally, the property continues to impress with a south-west facing, private rear garden offering a pleasant outdoor space to relax and enjoy. The direction it faces maximises the afternoon sun, allowing you to enjoy those summer months. The garden also benefits from direct access into the garage, adding further practicality.

EPC: C







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
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		71	78
EU Directive 2002/91/EC			

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