



46 Hewitt Avenue, St. Helens, WA10 4ER

Asking Price £189,950



Nestled on Hewitt Avenue in the charming town of St. Helens, this semi-detached house presents an excellent opportunity for those seeking a family home with potential. Boasting three well-proportioned bedrooms, including an en suite bathroom in the master suite, this property is perfect for families or those looking to invest in a spacious living environment.

Upon entering, you are greeted by a hallway that leads to a comfortable living room, ideal for relaxation and entertaining. The kitchen, located on the ground floor, offers a practical space for culinary pursuits, while the additional bathroom adds convenience for family living. The property also features useful understairs storage, ensuring that space is maximised.

Set on a generous corner plot, this home benefits from ample outdoor space, including gardens to the front, side, and rear, providing a lovely setting for outdoor activities or gardening enthusiasts. The driveway accommodates parking for two vehicles, a valuable asset in today's busy world.

While the property requires some tender loving care, it serves as a blank canvas for those eager to personalise their living space. With the potential for extension to both the side and rear, subject to planning permissions, the possibilities are endless for creating your dream home.

Conveniently located close to local schools, this property is ideal for families looking to settle in a friendly neighbourhood. With no onward chain, you can move in and start making memories right away. This semi-detached house on Hewitt Avenue is a fantastic opportunity not to be missed.









 **STAPLETON
DERBY**

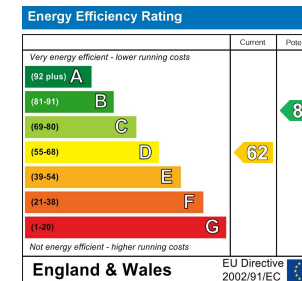
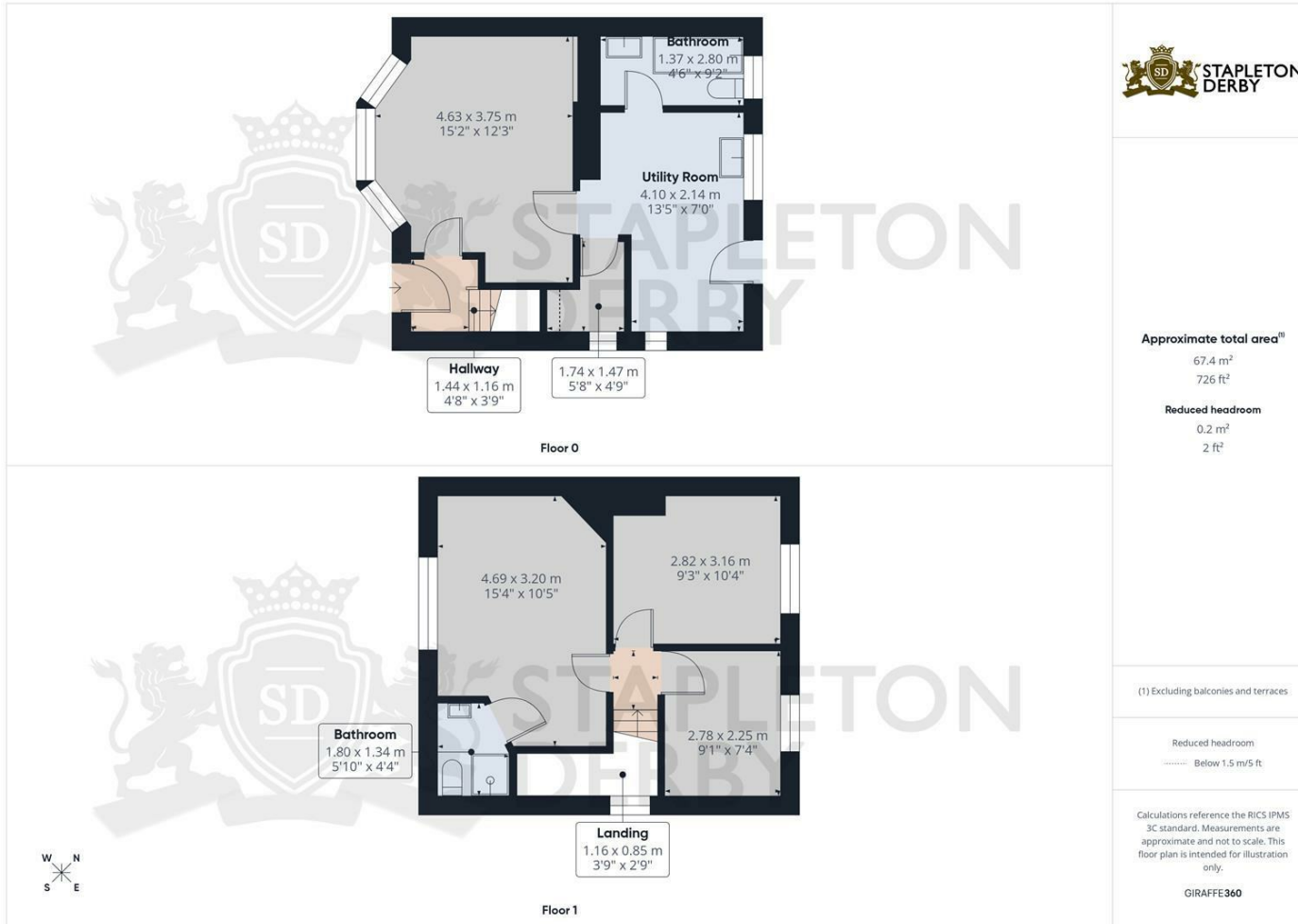
Stapleton Derby

73-75 Corporation Street, St Helens, WA10 1SX

Tel: 0151 430 0717 01744 883 322

info@stapletonderby.co.uk

www.stapletonderby.co.uk



IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.