



**5, Gunning Avenue, St. Helens, WA10 5DN**

**£260,000**

*David  
Davies* **D** *Collection*



## 5, Gunning Avenue, St. Helens, WA10 5DN

- EPC:D
- Semi-Detached
- Great Location
- Three Bedroomed Property
- Private Driveway
- Detached Garage

David Davies Sales and Lettings Agent are delighted to have the opportunity to bring to the market this beautiful three bedroom semi detached property, located in a much sought-after area and rarely available position on Gunning Avenue Eccleston St Helens.

The property benefits from gas central heating, UPVC double glazing and briefly comprises; Entrance hall, dining room to the front of the property with bay window and living room to the rear of the property with French doors leading out to rear garden. The kitchen incorporating an extensive array of wall and base storage solutions, with integrated white goods.

We move out through French doors to a relaxing patio area and turf laid to lawn, all set to entertain, and enjoy our great British summers, with the BBQ out, and friends and family all around to enjoy this lovely outdoor south facing garden.

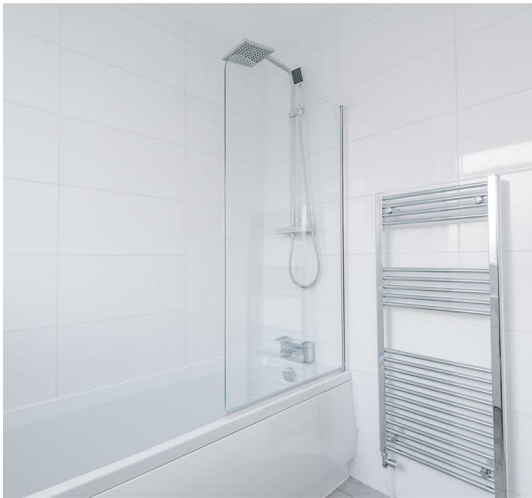
To the first floor are three good sized bedrooms, with a family bathroom with bath and shower.

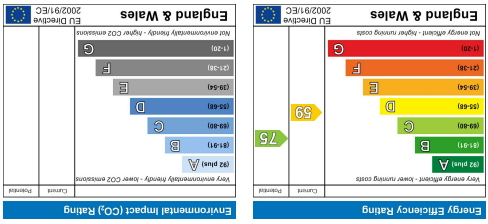
To the front of the property we have a private three car driveway with turf laid to lawn with access to the detached garage at the rear.

The property benefits from being close to local amenities, primary and secondary schools and excellent transport links being ideally situated close to the A580 the road to Liverpool and Manchester. Internal inspection is highly recommended on this property.

EPC:D







Information on tenant permitted fees can be accessed via the link below  
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Our family owned Independent Estate Agency was established in 1981 and provides a *refreshingly professional service* combining traditional values with a modern approach.

David Davies

**Gunning Avenue**  
 Total Approx. Floor Area 978 Sq.ft. (90.9 Sq.M.)



Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only