



230, Knowsley Road, St Helens, WA10 5NT

Asking Price £310,000

*David
Davies* Collection



230, Knowsley Road, St Helens, WA10 5NT

- EPC: TBC
- Council Tax Band: TBC
- Tenure: Freehold
- No Onward Chain
- Five Bedroom Extended Detached
- Over 2,500 SQ FT
- Extensive Rear Garden
- Three Bathrooms

Occupying a prime position, this impressive five-bedroom detached residence has a new listing price, thoughtfully adjusted to reflect works that may be required to complete and enhance the property. The pricing has been set to account for this potential investment, presenting buyers with a fantastic opportunity to secure a substantial home with scope to add value, rather than to renegotiate based on anticipated improvements.

Extending to over 2,500 sq. ft. across three floors, the property has been converted to a stage where the finishing touches can be tailored to suit individual taste, allowing the new owner to create a truly bespoke family home.

The ground floor offers a wealth of living accommodation, beginning with a generous lounge that flows seamlessly into the kitchen area, alongside a formal dining room, space for a utility, and a convenient downstairs bathroom. The rear extension is a real highlight, featuring a reception room that enjoys panoramic views over the extensive gardens, creating a perfect spot for relaxation or entertaining.

The upper floors comprise five generously proportioned bedrooms, including a principal suite with en-suite facilities, complemented by a well-appointed family bathroom. With double-glazed windows, gas central heating, and versatile layouts throughout, this home is designed with modern family living in mind.

Externally, the property boasts expansive and well-maintained gardens, providing a private and tranquil setting. Whether hosting gatherings, enjoying outdoor dining, or simply appreciating the peaceful surroundings, the outdoor space offers endless possibilities.

Perfectly positioned within walking distance of the much-loved Taylor Park, excellent local schools, and a range of shops, the property also benefits from strong transport connections, with easy access to major road networks and reliable public transport links

EPC:TBC







GROSS INTERNAL AREA
 FLOOR 1 123.1 m² FLOOR 2 62.3 m² FLOOR 3 19.3 m²
 EXCLUDED AREAS : REDUCED HEADROOM 7.8 m²
 TOTAL : 204.7 m²
 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 Davis

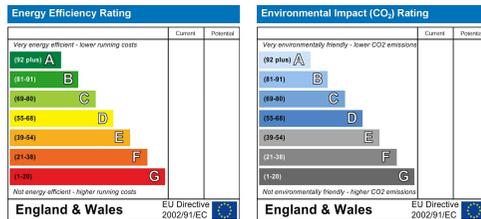
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

For life's meaningful moments

A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.



Information on tenant permitted fee's can be accessed via the link below www.daviddaviesestateagent.co.uk/tenant

22 Church Road, Rainford, St Helens, WA11 8HE
 T: 01744 885753
 sales@daviddaviesestateagent.co.uk
 lettings@daviddaviesestateagent.co.uk
 www.daviddaviesestateagent.co.uk

