



5, Hoylake Grove, St. Helens, WA9 4ES

Asking Price £230,000

*David
Davies* Collection



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- Tenure: Freehold
- Council Tax Band: B
- EPC: TBC
- Stunning Semi Detached
- Newly Fitted Beautiful Kitchen Diner
- Large Rear Conservatory With Altered Roof
- Modern Shower Room
- Three Bedrooms
- Driveway Parking
- Rear Garden With Wooden Canopy

Located on the highly sought-after Hoylake Grove in Clock Face, this stunning three-bedroom semi-detached property offers exceptional turnkey living finished to an impeccable standard throughout. Rarely do homes become available on this quiet cul-de-sac, making this a fantastic opportunity for buyers looking for a beautifully presented family home in a superb location with excellent transport links close by.

To the front, the property is garden fronted with off-road parking for at least two vehicles, creating instant kerb appeal. Internally, the accommodation briefly comprises an inviting entrance hallway leading into a spacious living room which flows seamlessly through to the stunning modern kitchen. The kitchen has been thoughtfully designed with a breakfast bar, integrated appliances and useful utility cupboard space, making it both stylish and practical for modern day living.

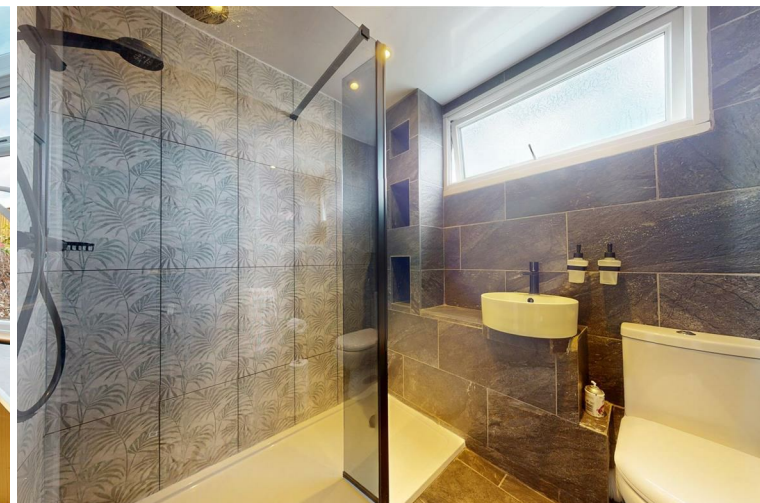
The home is bursting with character, with exposed brickwork features running throughout the ground floor adding warmth and individuality to the space. To the rear is a large conservatory, enhanced with a tinted glass roof allowing comfortable year-round use while creating an excellent additional reception and entertaining area overlooking the garden.

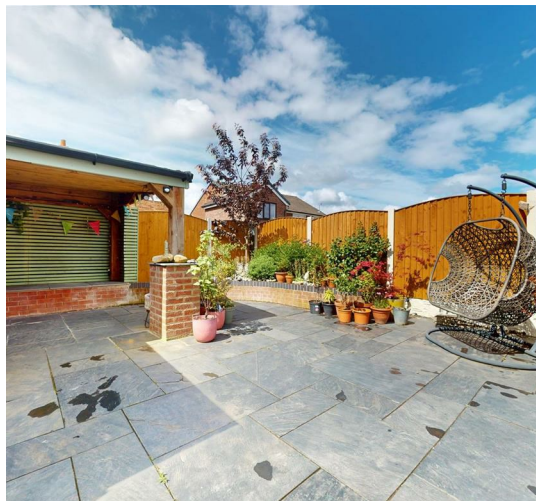
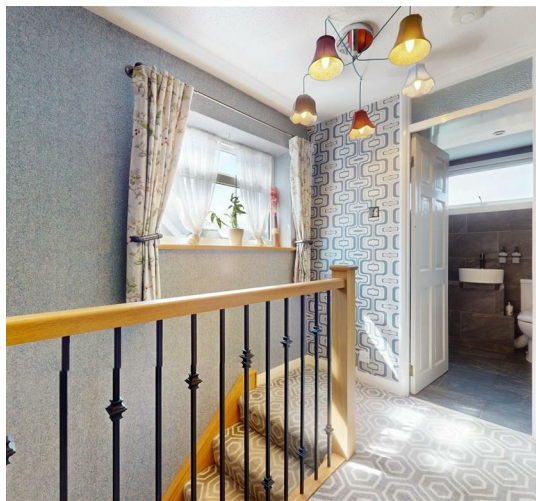
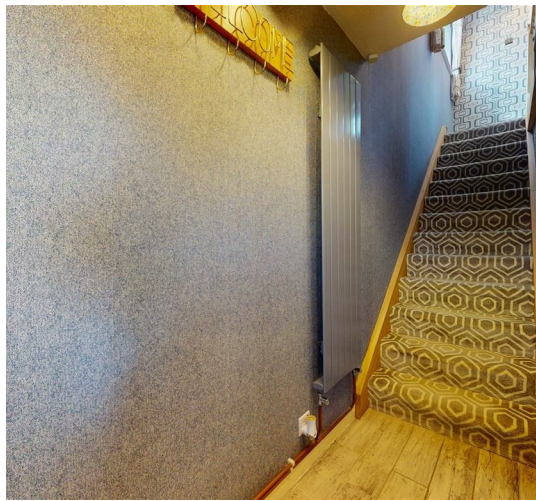
To the first floor, the landing gives access to three spacious bedrooms along with a beautifully finished modern shower room completed to a high standard.

Externally, the rear garden is a true highlight of the home and has been designed with entertaining in mind. The quality handmade wooden gazebo provides excellent undercover shelter for the hot tub, BBQ area and additional seating space, making it perfect for hosting family and friends throughout the summer months and beyond. The garden is further complemented by raised planted borders, attractive tiled flooring and side access leading to the side garage.

This outstanding home simply must be viewed to fully appreciate the quality, character and lifestyle it has to offer.

EPC: TBC





Floorplan To Follow





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David Patrick Davis

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		EU Directive 2002/91/EC	

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