



38, St. Georges Road, West Park, WA10 4LD

Asking Price £270,000

*David
Davies* *Collection*

38, St. Georges Road, West Park, WA10 4JN

- EPC: TBC
- Council Tax Band: B
- Leasehold - 910 Years Remaining
- Substantially Extended Semi Detached
- Completely Modernised Throughout
- Modern Kitchen Diner
- Three Spacious Bedrooms
- Master Bedroom With En-suite
- Brand New Patio & Private Rear Garden
- Driveway Parking & Garage At The Rear

We are delighted to present to the market this beautifully presented and substantially extended three-bedroom semi-detached family home, occupying a sought-after position along the popular St George's Road, St. Helens.

Set within a generous plot and ideally located close to a range of local amenities, highly regarded schools, and excellent transport links, this impressive property is perfectly suited to families and working professionals alike.

The home has been significantly enhanced over the years with a full double-storey side extension, dramatically increasing the overall living space and creating a superb flow throughout the property. To the front, the property boasts excellent kerb appeal, benefitting from a double-fronted design, low-maintenance artificial lawn, driveway parking, and a recently installed front canopy which adds charm and character.

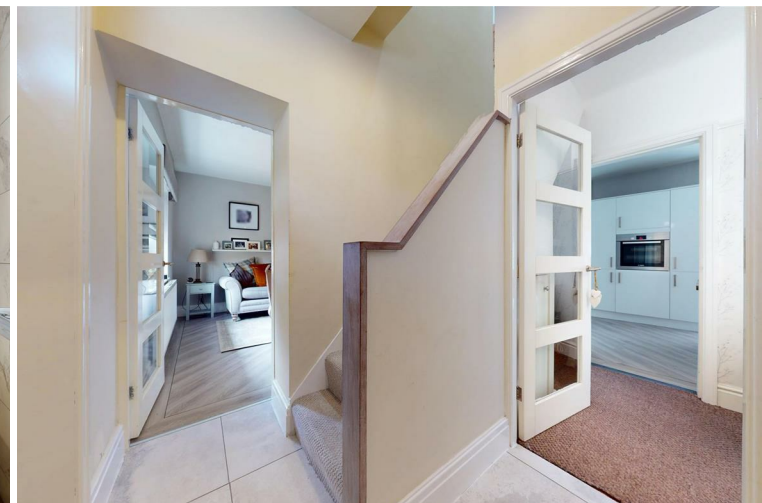
Internally, the ground floor comprises a welcoming entrance hallway, a spacious front living room, and a stunning modern open-plan kitchen diner spanning the full width of the rear of the property.

This fantastic entertaining space offers ample room for dining and family living. A further versatile reception room completes the ground floor and could be utilised as a cosy snug, home office, playroom, or even a fourth bedroom depending on individual requirements.

To the first floor, the landing provides access to three exceptionally spacious bedrooms, with the principal bedroom being particularly impressive and benefitting from a stylish en-suite shower room. A modern family bathroom completes the accommodation.

Externally, the rear garden has been designed for low-maintenance enjoyment and offers a private outdoor space with artificial lawn and a brand-new patio installed in April 2026, creating the perfect setting for relaxing and entertaining during the summer months.

EPC: TBC





Floorplan To Follow





Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

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	