



**3, Laurel Court, Woodlands Road, Haresfinch, WA11 9AY**

**Asking Price £475,000**

*David  
Davies*  *Collection*



### 3, Laurel Court, Woodlands Road, Haresfinch WA11 9AY

- EPC: TBC
- Council Tax Band: E - St Helens
- Freehold
- Private Secluded Location
- Substantial Plot With Double Garage
- Four Spacious Bedrooms
- Ground Floor WC / Family Bathroom / En-suite
- Open Plan Kitchen Diner
- Private Rear Garden
- Next To Haresfinch Park

Tucked away in a private and peaceful setting, Laurel Court is quite literally a hidden gem. This impressive detached home is positioned away from the main road within an exclusive private dwelling of just three detached properties, offering a level of privacy and tranquillity rarely found on modern estates.

The property presents significant potential to extend, subject to the usual planning permissions, with neighbouring homes already showcasing the possibilities available. With no passing traffic or pedestrians, this location offers a peaceful lifestyle while remaining exceptionally convenient for commuting and family living.

Internally, the ground floor comprises a spacious entrance hall with WC, a stunning open-plan kitchen diner with island and separate utility room, a generous living room centred around a feature log burner and a conservatory with an altered roof, allowing comfortable year-round use.

To the first floor, the gallery landing leads to four spacious bedrooms, with the master benefitting from a modern en-suite shower room, while a recently fitted family bathroom completes the accommodation.

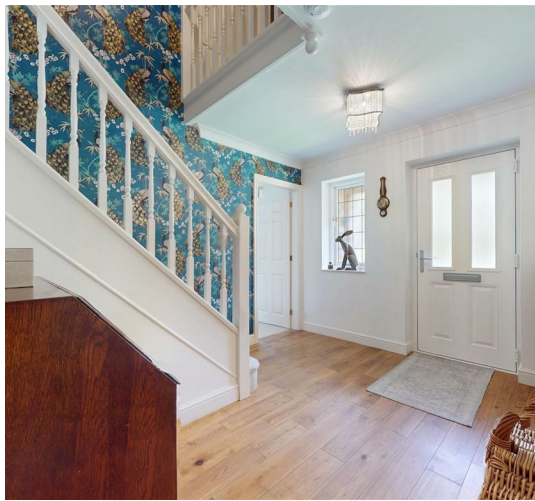
The rear garden is a particular highlight, enjoying sunshine throughout most of the day and into the evening, creating the perfect space for entertaining guests or relaxing with family. There is also a large driveway and double detached garage.

Ideally located within one mile of the East Lancashire Road, the property provides excellent access to Manchester, Liverpool and the wider North West motorway network. St Helens town centre is also within one mile, while nearby mainline rail links offer direct routes to both Manchester and Liverpool. Manchester and Liverpool airports are both within approximately 20 miles.

A wide selection of educational facilities are close by, including nurseries, primary and secondary schools, with Tower College, Winstanley and Carmel College all easily accessible. School bus stops are within a short two-minute walk.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	