



41, Kiln Lane, Dentons Green, WA10 6AD

£300,000

*David
Davies* Collection

41, Kiln Lane, Dentons Green, WA10 6AD

- EPC: TBC
- Council Tax Band: E - St Helens
- Freehold
- No Onward Chain
- Semi Detached Property
- Rational German Kitchen
- Three Reception Rooms
- Four Good Sized Bedrooms
- Driveway With Carport
- Gardens To Front And Rear

Occupying a sought-after position within the highly desirable Dentons Green area of St Helens, this impressive four-bedroom semi-detached family home offers spacious and versatile accommodation throughout, ideal for modern family living.

Offered for sale with 'No Onward Chain', the property briefly comprises An entrance hallway with stunning original tile flooring leading to three well-proportioned reception rooms, providing flexible space for entertaining, dining, relaxing, or home working.

At the heart of the home is a stylish Rational German fitted kitchen, thoughtfully designed to combine contemporary aesthetics with everyday functionality.

To the first floor are four good-sized bedrooms, offering ample accommodation for a growing family, together with the family bathroom. Further enhancing the property's practicality are two fully boarded loft spaces, providing excellent additional storage solutions.

Externally, the property benefits from a driveway with carport, offering convenient off-road parking. The front and rear gardens have been designed for low maintenance, creating attractive outdoor spaces that can be enjoyed with minimal upkeep.

Dentons Green remains one of St Helens' most popular residential locations, renowned for its excellent local schools, convenient transport links, nearby shops and amenities, whilst also being within easy reach of Taylor Park, Victoria Park, St Helens town centre and major motorway networks, making it ideal for commuters and families alike.

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	