



235, Dentons Green Lane, Dentons Green, WA10 6SA

Offers Over £580,000

*David
Davies*  *Collection*

235, Dentons Green Lane, Dentons Green, WA10 6SA

- EPC: C
- Council Tax Band: E - St Helens
- Freehold - NO ONWARD CHAIN
- Imposing Victorian Semi-Detached Home
- Retained Period Features Throughout
- Master Bedroom With Ensuite & Underfloor Heating
- Five Double Bedrooms Across Three Floors
- Landscaped Garden With Outdoor Kitchen & Bar
- Bespoke Open Plan Kitchen With Bi-Folds
- Driveway Parking With EV Charging Point

David Davies Sales & Lettings are delighted to welcome to market this impressive Victorian semi-detached family home, seamlessly blending an abundance of original period features with high-specification modern finishes. This truly remarkable property offers generous accommodation set over three floors, showcasing a sympathetic renovation that has retained the home's character whilst introducing contemporary elegance.

The ground floor begins with a welcoming porch featuring original 'Minton' tiled flooring, leading into a grand hallway with panelled walls and a sweeping staircase. To the front, a bay-fronted living room is centred around a multi-fuel burner, providing the perfect setting for cosy evenings. The heart of the home lies to the rear, where a stunning bespoke open-plan kitchen and living space is revealed. Fully fitted with a range of integrated appliances, Corian stone worktops, a walnut pantry, and a 'Quooker' tap, the space is further enhanced by underfloor heating, a media wall, and full-width bi-fold doors opening onto the garden—creating an exceptional area for entertaining. From here, there is also access to the cellar.

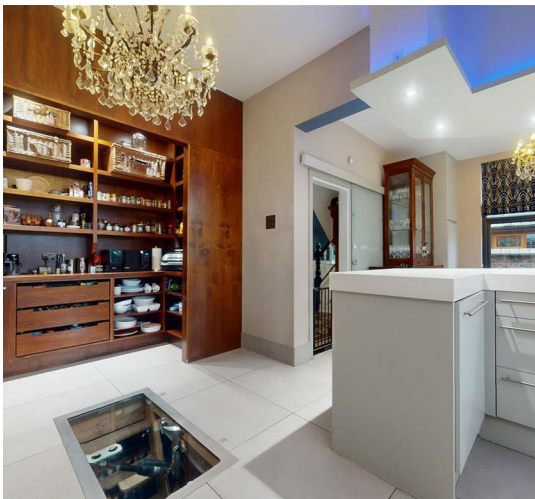
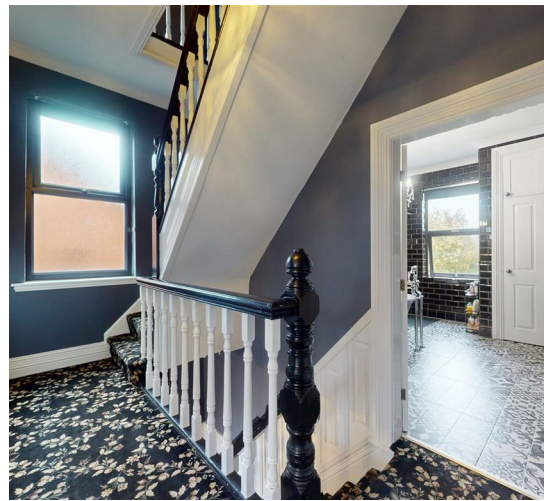
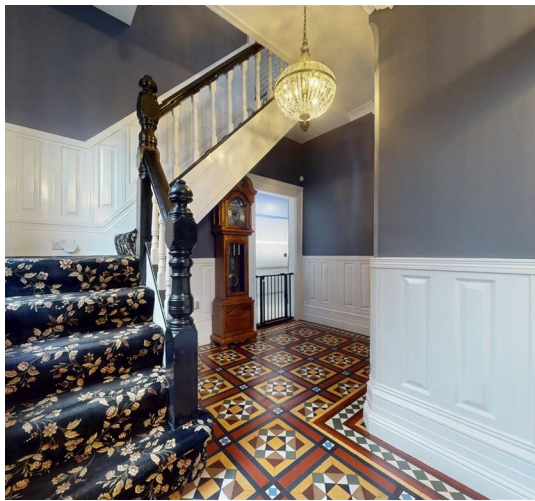
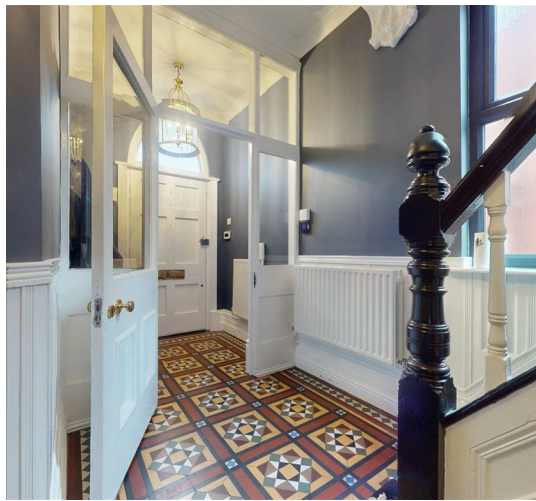
To the first floor, the principal bedroom boasts a luxurious newly fitted en-suite with underfloor heating, alongside a further double bedroom and a newly fitted family bathroom. The second floor offers three additional double bedrooms and a convenient WC, ideal for larger families or visiting guests.

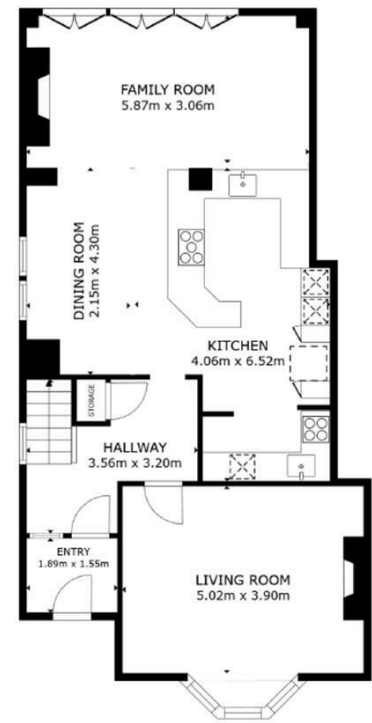
Externally, the rear garden has been landscaped for low maintenance with Italian tiling, artificial lawn, and a superb outdoor kitchen complete with pizza oven and an outbuilding which would be perfect for a bar or a home office. Ample external lighting and power points make this space perfect for year-round entertaining. To the front, a gated paved driveway provides secure off-road parking, complete with an EV charging point.

NO ONWARD CHAIN

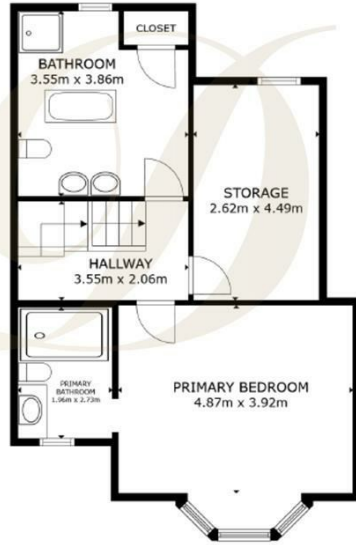
EPC: C







FLOOR 1



FLOOR 2



FLOOR 3



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 Davies

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

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