



**14, Ash Grove, St. Helens, WA11 8DU**

Offers Over £650,000

*David  
Davies* *Collection*



## 14, Ash Grove, St. Helens, WA11 8DU

- Freehold
- Council Tax Band: F
- EPC: TBC
- A Rare Multi-Generational Family Home
- Over 2,800 Sq Ft Of Flexible Living
- Fully Self-Contained Annexe
- Large Sweeping Driveway
- Five Bedrooms
- Highly Sought After Location
- Private Plot, with Mature Hedging

**\*FAMILY HOME WITH FULL ANNEXE ACCOMMODATION – OVER 2,800 SQ FT\***

Located on the highly sought-after Ash Grove, Rainford, this substantial detached bungalow offers exceptional space, privacy and flexibility including a self-contained first-floor annexe ideal for multi-generational living.

Approached via a sweeping paved driveway providing off-road parking for multiple vehicles, the property is discreetly screened by mature hedging which creates an immediate sense of privacy. A detached garage further enhances the practicality of the frontage.

Internally, the ground floor accommodation begins with an entrance porch leading into a spacious central hallway. To the front sits a generous living room, while the heart of the home is a modern kitchen diner fitted with quality worktops and integrated appliances, providing an excellent space for both everyday living and entertaining.

There are four well-proportioned double bedrooms on the ground floor, served by a contemporary shower room and a four-piece family bathroom. To the rear, a dining room connects through to a useful utility room, adding further practicality to the layout.

A standout feature of this property is the self-contained first floor annexe, thoughtfully designed to function as an independent living space. This level offers its own kitchen and dining area, two reception rooms, a double bedroom with en-suite facility, and a separate office/study, making it ideal for multi-generational living, dependent relatives or long-term guest accommodation.

Externally, the rear garden provides a large and private outdoor setting, bordered by mature hedging. Two separate flagged patio areas offer ideal spaces for outdoor dining and entertaining, while a generous lawned area completes this impressive garden.







GROSS INTERNAL AREA  
 FLOOR 1: 165 m<sup>2</sup>, FLOOR 2: 110 m<sup>2</sup>  
 TOTAL: 275 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	