



17, Siding Lane, St. Helens, WA11 7SR

£1,750 PCM

*David
Davies* *Collection*



17, Siding Lane, St. Helens, WA11 7SR

- EPC: D
- Holding Deposit Fee: TBC
- Fully Modernised Throughout
- Outbuilding With Multi Use
- Stunning Orangery
- Council Tax Band: C
- Three Bedroom Detached Bungalow
- Landscaped Rear Garden
- Modern Kitchen Diner
- Two Bathrooms

This exceptional dormer bungalow offers a rare opportunity to rent a home of this calibre, combining generous internal accommodation with a high level of finish throughout. Offered completely unfurnished, with only the integrated kitchen appliances included, the property provides outstanding flexibility and is ideally suited to tenants seeking space, quality and long-term comfort.

The accommodation extends to over 1,300 sq ft and comprises three reception rooms, three double bedrooms and two bathrooms, making it a highly versatile home. The property has been completed to an impeccable standard

Internally, the property retains a wealth of character, with exposed beams, brickwork and quality oak flooring enhancing the welcoming entrance hall and living spaces. The bright lounge benefits from a feature fireplace and bay window, while the stunning open-plan kitchen and dining area is fitted with high-quality units, composite worktops and a full range of integrated appliances, complemented by a separate utility area. An impressive orangery to the rear provides an additional reception space with French doors opening onto the garden.

Two spacious double bedrooms and a modern family bathroom are located on the ground floor, with the first floor dedicated to a superb principal suite featuring, fitted wardrobes a Juliet balcony and a luxurious en-suite bathroom.

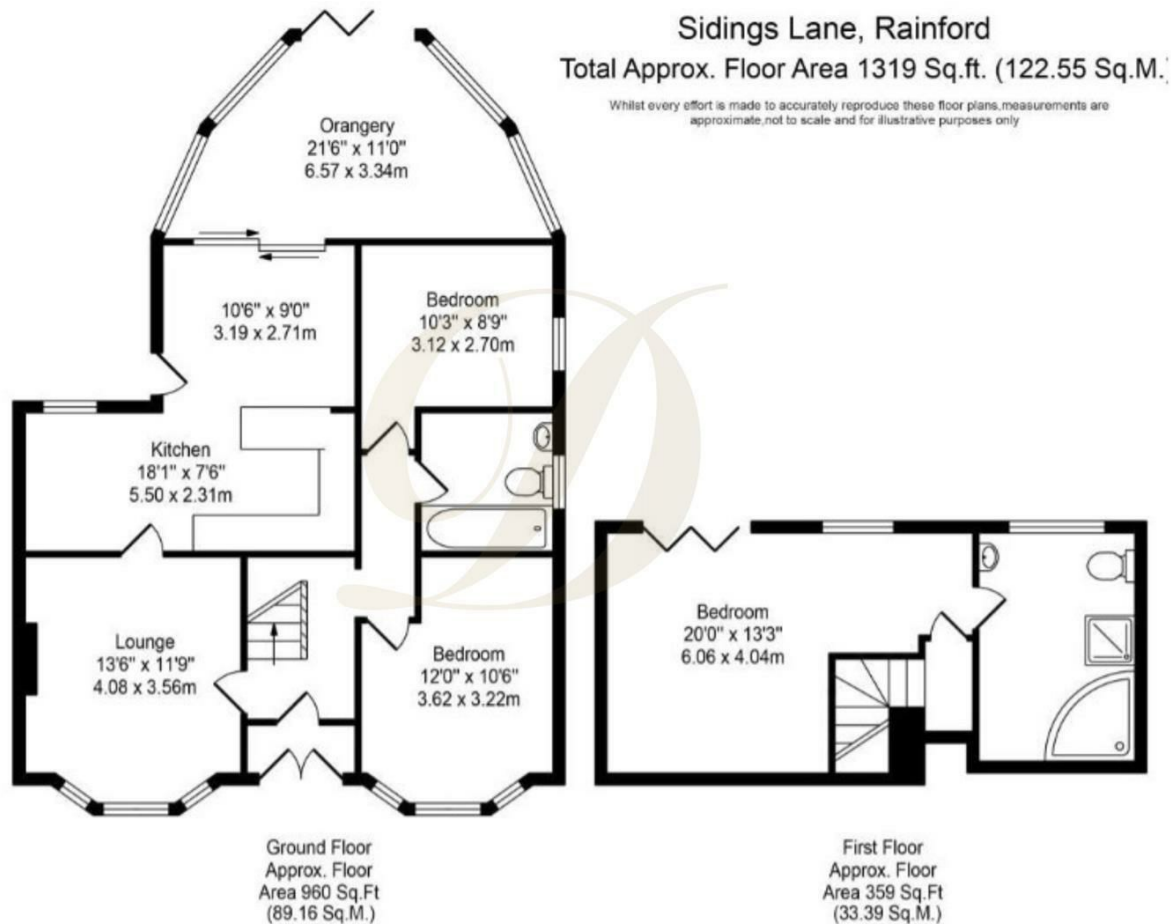
The exceptional rear garden is the true highlight of the property. Now completely private, it has been professionally landscaped to include a substantial porcelain-tiled seating area, perfect for outdoor dining and entertaining. Steps lead down to a lower level where a fully rendered outbuilding has been created, complete with spotlights and full-width sliding doors that open the space entirely. Currently utilised as a gym, this highly versatile building would also be ideal as a home office, studio, games room or relaxation space, subject to the tenant's requirements.

Driveway parking is to the front

EPC: D







David Davies

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David Davies

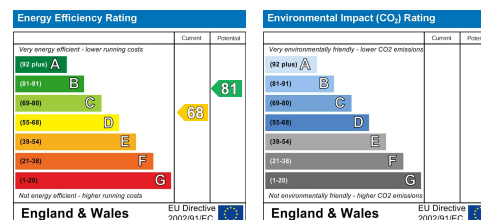
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