

109, Bosworth Road, St. Helens, WA11 9HF

Asking Price £250,000

David Davies Collection



109, Bosworth Road, St. Helens, WA11 9HF

- Tenure: Leasehold | EPC: E | Council Tax Band: C
- Three/Four Double Bedrooms
- Double-Storey Front Extension
- Four-Piece Family Bathroom
- Low-Maintenance Rear Garden
- Substantially Extended Family Home
- Exceptional Versatile Living Space
- Modern Fitted Kitchen
- Two-Car Off-Road Parking
- Excellent Commuter Links

David Davies Sales & Lettings Agent are delighted to present this impressive and substantially extended three/four-bedroom family home, occupying an excellent position and offering an abundance of versatile living accommodation. Having been significantly extended to both the front and rear, this spacious property is ideal for growing families or buyers seeking flexible living arrangements.

The double-storey front extension has created an additional generous double bedroom to the first floor, together with a versatile ground floor room which could be utilised as a fourth bedroom, second reception room, home office, playroom or study, depending on individual requirements.

Internally, the welcoming entrance hallway leads to a spacious ground floor double bedroom/versatile reception room, a bright front-facing lounge and a separate dining room, complete with French doors opening onto the rear garden. The fitted kitchen offers a range of wall and base units, complementary work surfaces and integrated appliances.

To the first floor are three generous double bedrooms, including a particularly spacious and bright principal bedroom positioned to the front of the property. The floor is completed by a beautifully appointed four-piece family bathroom, featuring a WC, wash basin, panelled bath and separate shower cubicle.

Externally, the property benefits from a low-maintenance paved rear garden, providing an excellent space for outdoor seating and entertaining. To the front is a paved garden area providing off-road parking for two vehicles.

Ideally positioned close to a range of local amenities, schools and excellent transport links, the property provides convenient access to Liverpool, Manchester and beyond.

Combining substantial extensions, generous proportions and exceptional versatility, this is a fantastic opportunity for buyers seeking a spacious family home.

EPC: E











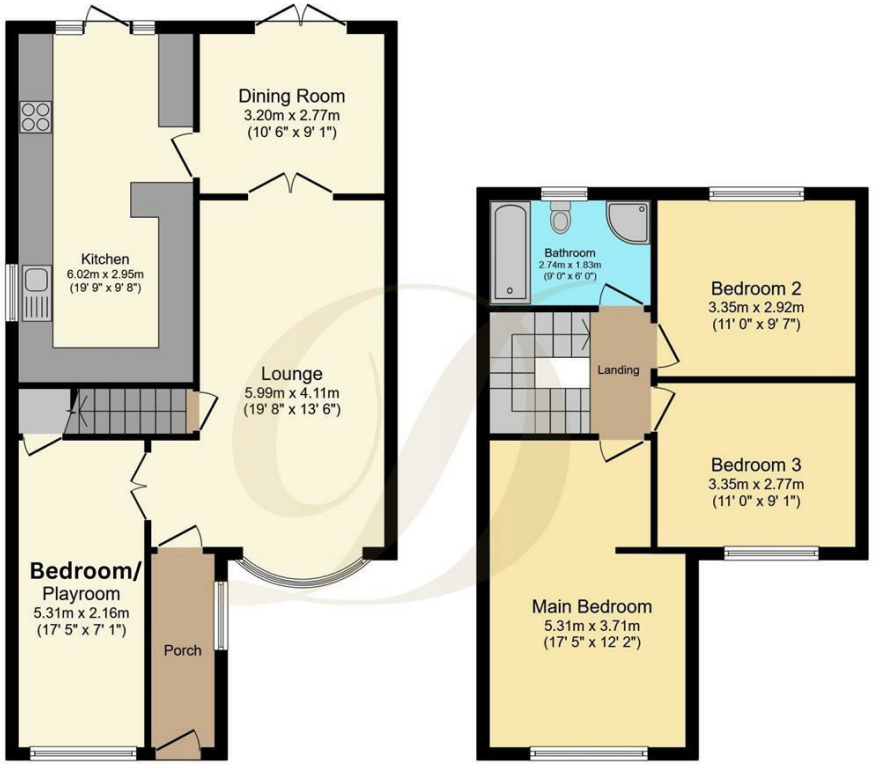












Total floor area 118.3 sq.m. (1,273 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



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