



4, Lawrence Road, St. Helens, WA10 6HZ

Asking Price £295,000

*David
Davies* Collection



4, Lawrence Road, St. Helens, WA10 6HZ

- Tenure: Leasehold | Council Tax Band: D | EPC: TBC |
- Offered For Sale With No Onward Chain
- Spacious Living Room With French Doors
- Contemporary Fitted Kitchen With Appliances
- Three Generous Bedrooms & Modern Shower Room
- Beautifully Presented Extended Three Bedroom Home
- Impressive Kerb Appeal & Generous Plot
- Dining Room With Charming Bay Window
- Ground Floor WC/Cloakroom
- Private Rear Garden With Detached Garage

A fabulous opportunity to acquire this beautifully presented and substantially extended three-bedroom semi-detached family home, offered for sale with no onward chain. Occupying an excellent plot, the property boasts impressive kerb appeal, generous living accommodation and a fantastic private rear garden.

The property is approached via a spacious driveway providing parking for two vehicles, with additional parking available to the side. Internally, a bright and welcoming entrance porch leads into a generous hallway, providing access to the principal ground-floor accommodation.

To the front is an attractive dining room featuring a charming bay window, whilst to the rear is a spacious living room with French doors opening directly onto the garden, allowing an abundance of natural light to flood the room. The ground floor also benefits from a useful WC cloakroom.

Completing the ground floor is the impressive modern fitted kitchen, finished with stylish cabinetry, quality appliances and attractive marble-effect worktops, creating a practical and contemporary space ideal for busy family life.

To the first floor are three generous bedrooms, together with a stunning modern family shower room.

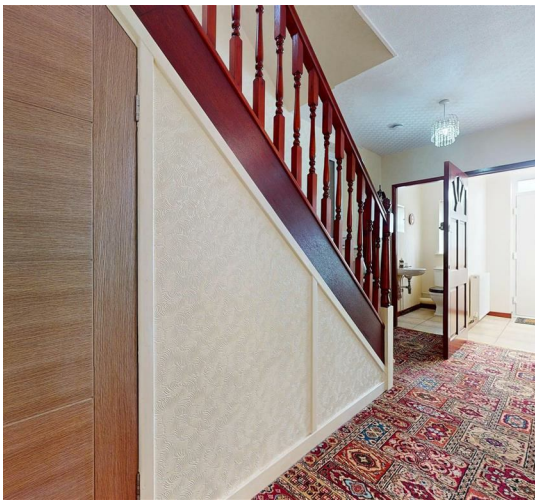
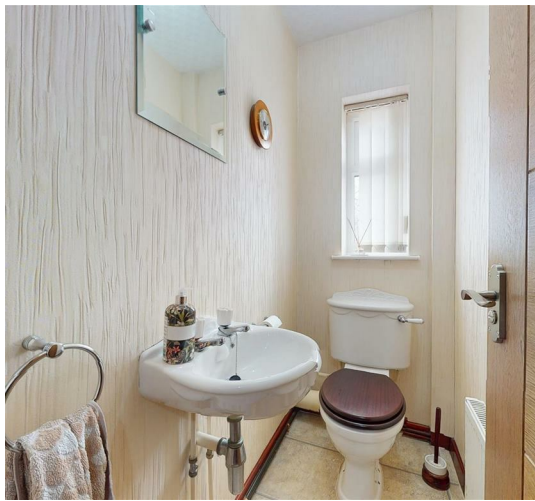
Externally, the property continues to impress. The front driveway extends alongside the property towards the rear, whilst the secluded rear garden is a particular highlight. Predominantly laid to lawn and surrounded by mature, well-stocked borders, established shrubs and trees, it provides a private and peaceful setting and an excellent sun trap during the summer months.

The property also benefits from a large detached brick-built garage, offering excellent storage and potential for conversion into a home office, gym, studio or multifunctional space, subject to any necessary permissions.

Conveniently positioned for village life, with highly regarded local schools, amenities and excellent transport links nearby.

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 Davies

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	