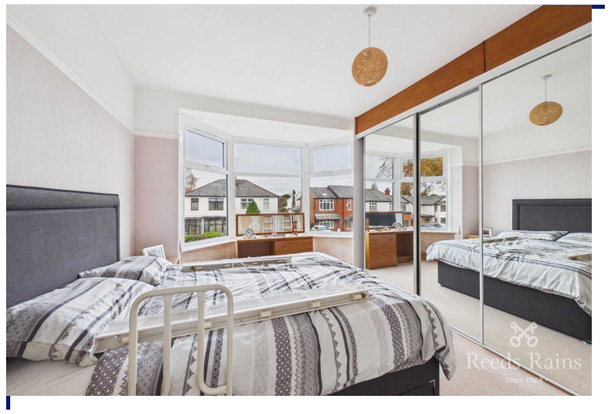
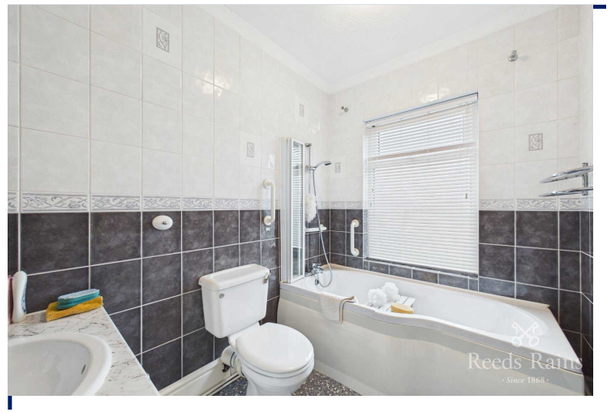
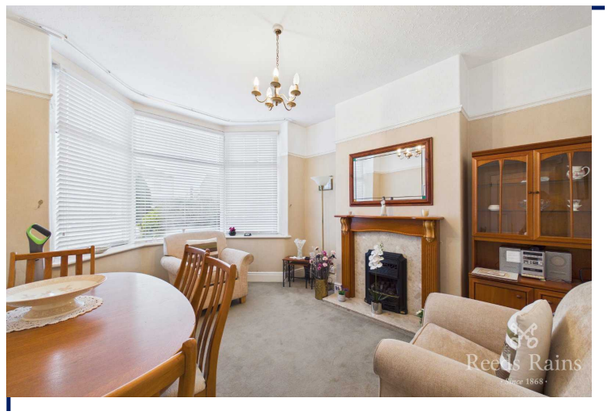




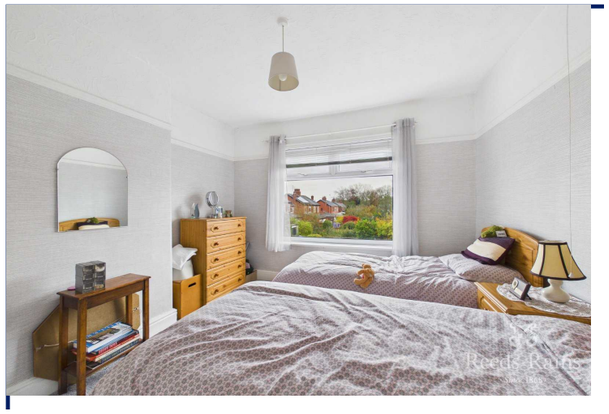












Kiln Lane, Dentons Green, St. Helens, Merseyside, WA10

Asking Price: £285,000
Freehold

Reeds Rains

reedsrains.co.uk

Kiln Lane, Dentons Green, St. Helens, Merseyside, WA10

Asking Price: £285,000 Freehold

Council Tax Band: D
EPC Rating: C

An attractive and impressive bay fronted period semi detached dwelling, occupying a prime and highly desirable location in one of the most sought after roads in Eccleston this property combines timeless period charm and character with the benefits of modern day living.
The attractive traditional façade, featuring a beautiful bay-fronted frontage, creates an appealing first impression, while the spacious and well proportioned accommodation offers an ideal setting with the addition of a rear...

Entrance Hall
15'3" x 6'1" (4.65m x 1.85m)
Double glazed obscure UPVC front door, double glazed obscure window to front, dado rail, radiator, stairs to first floor, understairs storage cupboard housing meters.

Cloakroom
6' x 2'7" (1.83m x 0.79m)
Double glazed obscure window to side, tiled floor, fully tiled walls and having WC, corner wash hand basin.

Lounge
13'5"x 11'11" (4.1mx 3.63m)
Double glazed bay window to front, picture rail, radiator, inset living flame gas fire with feature surround.

Sitting Room
15'8" x 11'5" (4.78m x 3.48m)
Double glazed French doors to rear, picture rail, ceiling rose, gas fire.

Kitchen/Breakfast Area
19'2" x 8'9" (5.84m x 2.67m)
Double glazed windows to rear and side, double glazed obscure UPVC door to side, tiled floor, concealed wall mounted gas central heating boiler, part tiled walls and refitted with one and a half bowl sink unit with complementary high gloss wall and base units, plumbing for washing machine, inset gas hob/electric double oven with concealed extractor hood over, integrated fridge and freezer, radiator.

First Floor
Landing with double glazed obscure window to side, dado rail, loft access point - the loft area is boarded.

Bedroom One
15'4" x 9'8" (4.67m x 2.95m)
Double glazed bay window to front, radiator, picture rail, mirror fronted wall to wall range of fitted wardrobes.

Bedroom Two
12'4" x 11'5" (3.76m x 3.48m)
Double glazed window to rear, radiator, picture rail, storage cupboard.

Bedroom Three
9'3" x 6'7" (2.82m x 2m)
Double glazed window to rear, picture rail, radiator, storage cupboard.

Bathroom
8'6" x 6'2" (2.6m x 1.88m)
Double glazed obscure window to front, coved ceiling, fully tiled walls and refitted with pea shaped bath with shower and screen, radiator, WC, vanity wash hand basin with storage beneath.

Outside
To the rear is a lawned and fenced garden with flagged patio area, timber shed and water tap. To the front is a lawned and stocked garden with boundary wall and a flagged driveway.

Tenure
Freehold.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. If your offer is successful, the charge for completing this check is a non-refundable £40 plus VAT, totalling £48 per buyer.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



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