



Guide Price £245,000

LILAC COTTAGE, UPPER GREEN ROAD, ST. HELENS, PO33 1UG



GREAT CHARM IN ENVIABLE VILLAGE SETTING!

An INVESTMENT OPPORTUNITY within the very heart of St Helens village. Enjoyed by long standing tenants with an excellent record, this delightful 2 BEDROOM COTTAGE forms the end of a row of similar pretty period homes in a particular appealing setting - opposite the renowned Village Green on the every sought after Upper Green Road. Offering a lovely blend of character and modern living, this 1800's residence is an easy walk from village amenities, eateries and popular public house as well as the lovely long stretch of sandy beaches. The ground floor comprises a charming front sitting room, large rear kitchen/diner, cloakroom/wc and ground floor double bedroom with en suite shower - with the first floor comprising a suite of double bedroom (with super Green/Downs views), dressing room area plus bathroom. Step outside to discover an enclosed, very PRETTY GARDEN - ideal for al fresco dining/relaxing with the added bonus of vehicular access (via the Medical Centre driveway) . This charming cottage combines historical charm with modern amenities in a picturesque setting. Certainly an internal viewing is essential to appreciate all that this residence offers inside and out!

ACCOMMODATION:

Accessed via the side of the property, door to:

ENTRANCE HALL:

A welcoming hall with open tread stairs leading to first floor. Radiator. Opening to Inner Hallway. Doors to Downstairs w.c. and Sitting Room.

INNER HALLWAY:

High level window (to Bedroom 2) allowing borrowed light. Doors to Kitchen and Bedroom 2.

SITTING ROOM:

Charming room with sash window to front and further side window. Radiator. Focal point of fireplace with inset log burner with timber mantle and tiled hearth. Wall shelving.

KITCHEN/DINER

Well proportioned kitchen comprising range of fitted cupboard and drawer units with contrasting work surfaces over incorporating inset sink unit with mixer taps. Tiled splash backs. Space and plumbing for washing machine and tall fridge/freezer. Gas and electric cooker points. Radiator. Triple aspect double glazed windows to both sides and rear - with French doors leading to garden.

DOWNSTAIRS W.C.:

Comprising suite of low level w.c. and wash basin. Window to side.

BEDROOM 2 (with shower):

Downstairs double bedroom with high level internal window (offering light to inner hall) plus window to front. Radiator. Shower cubicle.

FIRST FLOOR LANDING:

Large landing/dressing room area with window to side. Doors to:

BEDROOM 1:

Double bedroom with sash window offering a lovely outlook across the village green. Radiator.

BATHROOM:

Suite comprising panelled bath, pedestal wash basin and w.c. Radiator/towel rail. Window to rear.

OUTSIDE (Garden & Parking):

A very pretty, well designed and well stocked garden comprising smart paved area - ideal for use as part of the garden or indeed as a driveway for off-street parking (as there is vehicular right of access using the Medical Centre entrance driveway). A few paved steps lead up to delightful shingled area with attractive established shrubs and trees. Side pathway leading to small enclosed front garden - with picket fence and gateway to Upper Green Road (and offering a lovely seating area with outlook across the Green).

TENURE:

Long leasehold: 1000 years w.e.f. 1855 to 2855. 830 years remaining.

OTHER PROPERTY FACTS:

Construction: Red brick build

Council Tax Band: C (£2216)

EPC Rating: D

Flood Risk: No

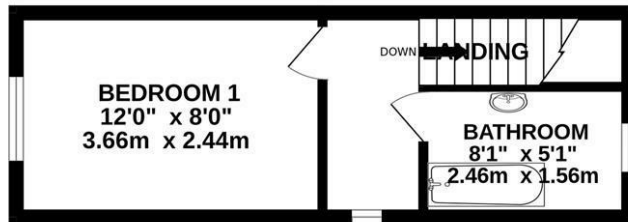
Conservation Area: Yes

Listed Building: No

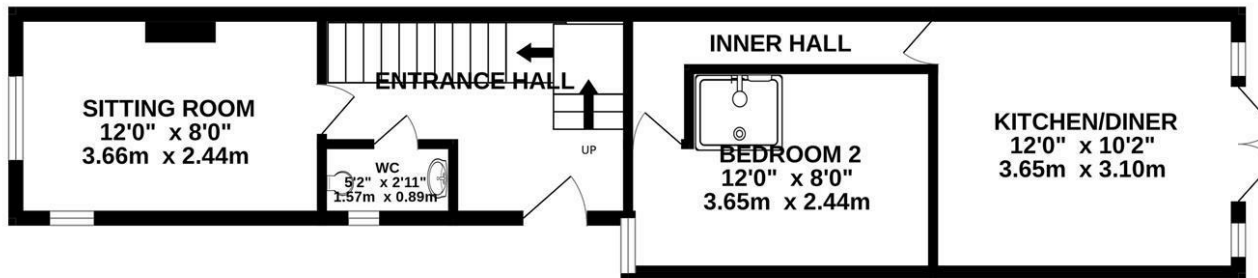
DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

1ST FLOOR
193 sq.ft. (17.9 sq.m.) approx.



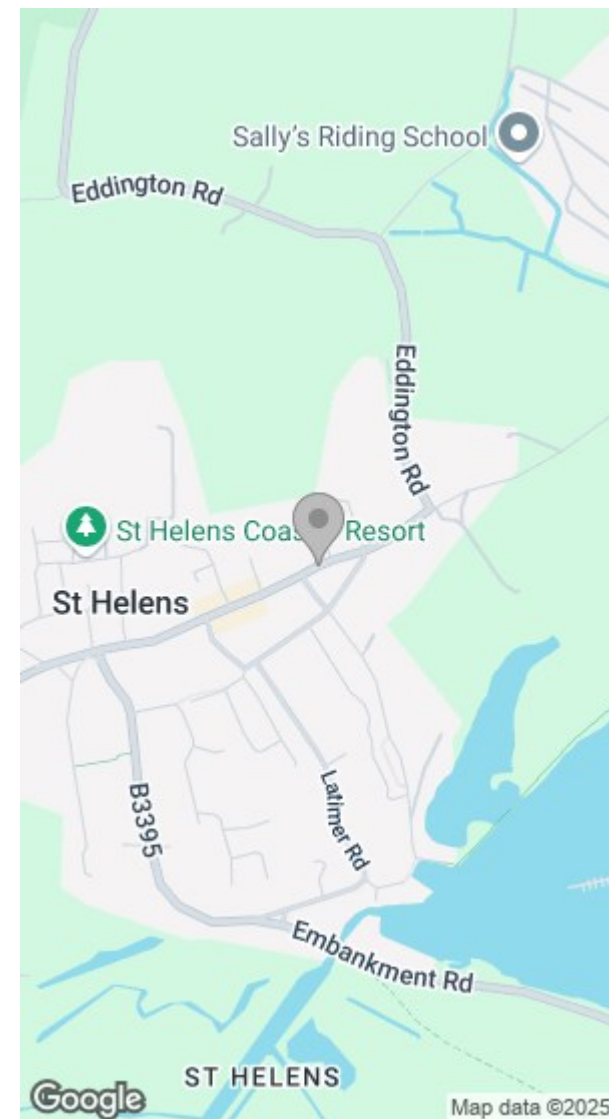
GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

