



FOR SALE
FRASER REEVES
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HOUSE AND BUILDING PLOT

VICTORIA ROAD, N-L-W, WA12 9RX



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A Rare Opportunity To Acquire A Charming Period Detached Home With Character. This Property Comes With Approved Planning Permission (P/2022/0671/HHFP) For A Rear Extension And Outline Planning Permission Applied For (P/2024/0276/OUP) To Build A New Detached Dwelling In The Side Garden. Located In A Highly Sought-After And Convenient Area, This Home Offers Exceptional Potential To Create A Bespoke Family Residence, Along With The Opportunity For A New Development.

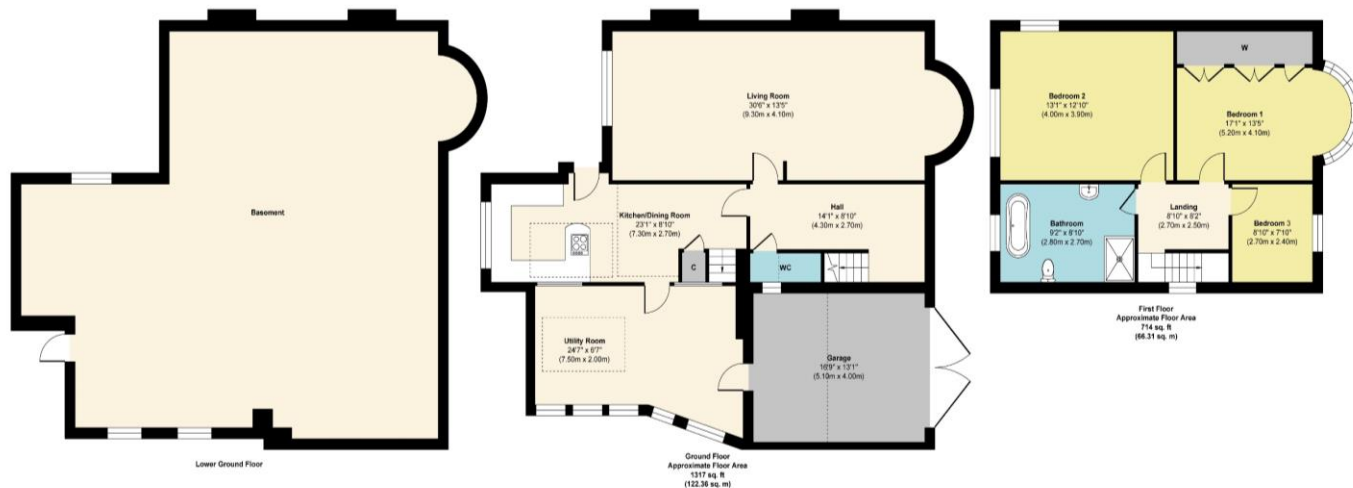
Approached by an extensive brick paved driveway providing valuable off road parking and leading to the attached garage.

Forming a superb family home the light filled home is beautifully presented and incorporates a spacious through hallway, a bay fronted lounge with open archway to dining area, breakfast kitchen and conservatory all to the ground floor with three bedrooms and family bathroom to the first floor.

The generous grounds extend to the front, rear and side elevations, with side access gate, large rear and side lawns ideal for families.







Approx. Gross Internal Floor Area 2031 sq. ft / 189.17 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick

Heating type: Gas central heating

Broadband (if known): Virgin Media/Openreach

Standard 16mbps down/1mbps up Ultra 1000mbps down 220 mbps up

Mobile Signal/Coverage: Three/02/Voda- limited

Flood Risk: None

Existing Planning Permissions: P/2022/0671/HHFP

Local Authority:

St Helens Borough Council

Council Tax:

Tax Band E

Tenure:

Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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