



31, Laurel Road, West Park, WA10 4AZ

£475,000

*David
Davies*  *Collection*

31, Laurel Road, West Park, WA10 4AZ

- EPC:D
- Council Tax Band: F
- Freehold
- Detached
- Two Reception Rooms
- Four Large Bedrooms With Fitted Wardrobes
- Stunning Period Property
- Real Rarity To Market
- Fabulous Location
- Three Car Driveway

David Davies Sales and Letting Agent are delighted to have the opportunity to bring to market this wonderful four-bedroom detached period property in a much sought-after area and rarely available position on Laurel Road St Helens. This property has only once before seen the open market over ten years ago and we are very proud to say we were given the opportunity last time, however in the ten years we have seen a stunning transition to the property.

The property briefly comprises, porchway, entrance hallway, two large reception rooms, maintaining many original features, leading through to the kitchen with an extensive array of premium wall and base storage solutions, premium solid worktops with integrated appliances and the fabulous added benefit of utility room, ground floor cloakroom W/C completes the ground floor.

To the first floor we have four bedrooms, three double bedrooms enjoying fully fitted wardrobes, bed four although a single is currently set out as home office / study. We have a separate w/c. also the family bathroom completing the first floor. The property benefits from gas central heating and partially double glazed.

To the front of the property, we have a private garden area, with off road parking for at least three family vehicles.

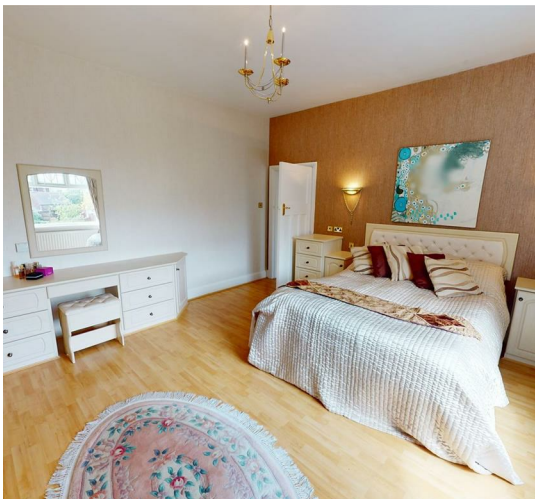
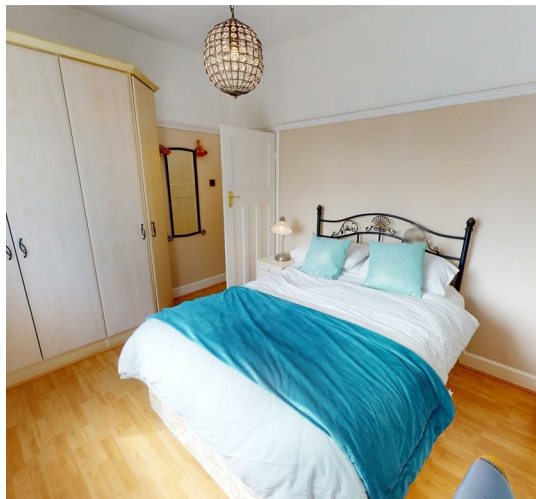
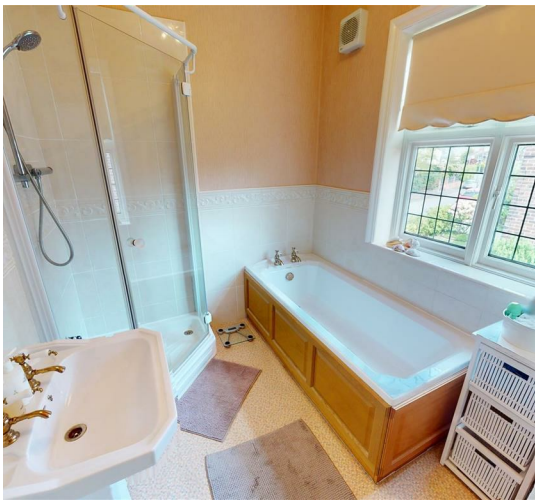
To the rear, a veritable paradise of a garden with turf laid to lawn and patio all set to entertain and enjoy our summer months.

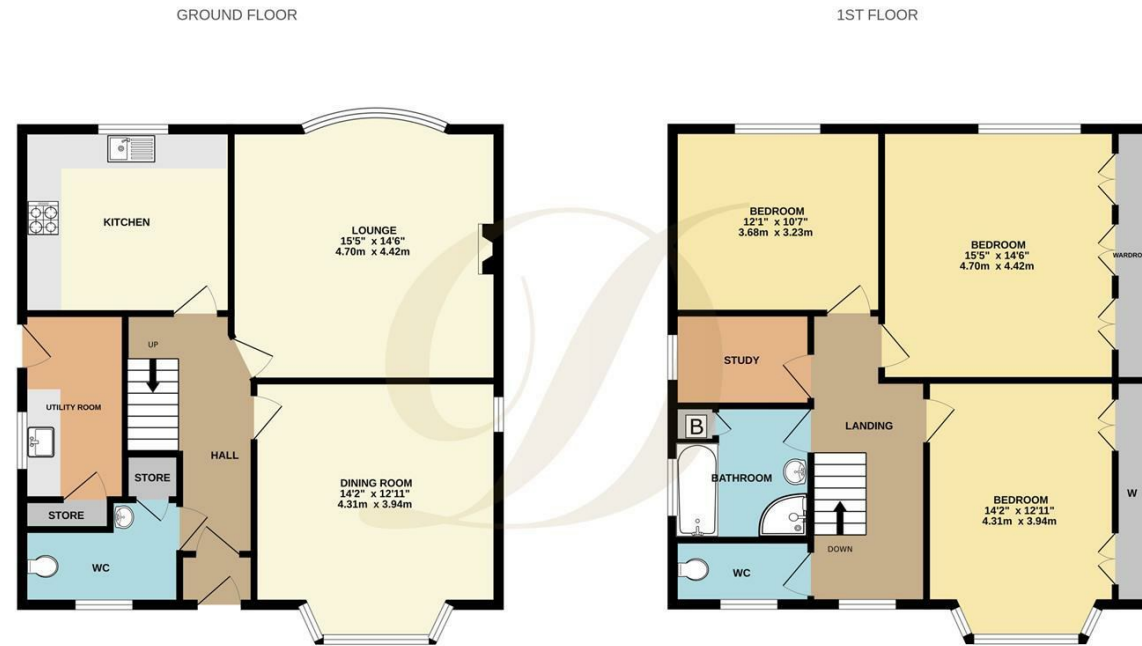
The property benefits from lots of local amenities, local schools with commuter links to Liverpool, Manchester and beyond.

Internal inspection is a must with this beautiful property.

EPC:D







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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David Davies

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David Paul Davies

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Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small> <small>England & Wales</small>		<small>EU Directive 2002/91/EC</small> <small>England & Wales</small>	

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