



**164, Moss Bank Road, Moss Bank, WA11 7NR**

**£350,000**

*David  
Davies*  *Collection*



# 164, Moss Bank Road, Moss Bank, WA11 7NR

- EPC: D
- Council Tax Band: B
- Freehold
- Detached Property
- Magnificent Views
- Spacious Reception Room
- Family Bathroom And Ground Floor W.C
- Four Bedrooms
- Large Rear Garden
- Driveway And Garage

David Davies Sales and Lettings Agent are delighted to have the opportunity to bring to the sales market this fabulous four bedroomed detached property in a much sought-after area and rarely available position on Moss Bank Road St Helens.

The property briefly comprises porch, entrance hallway, ground floor cloakroom W/C, stunning lounge to the front of the property which is open plan and of good size with the dining area to the rear. From here leads through to the conservatory, which has fabulous views for miles even reaching as far as Jodrell bank on a clear day.

The kitchen has an extensive array of premium wall and base storage solutions, all with solid worktops.

To the first floor we have four good sized bedrooms with the family bathroom completing the floor. Overall they are in need of some modernisation.

The property benefits from gas central heating and double glazing throughout.

To the front of the property, we have a private driveway with plenty of off-road parking and garage facility with up and over door.

To the rear of the property is a very spacious garden with turf laid to lawn and a fabulous patio area paved all set to entertain and enjoy our summer months.

The views from the rear garden are unrivalled and must be seen to be fully appreciated.

The property benefits from lots of local village amenities, fabulous walking trails, some of the best local primary schools, with commuter links to Liverpool, Manchester and beyond.

EPC: D











**David Davies**

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*David Paul Davis*

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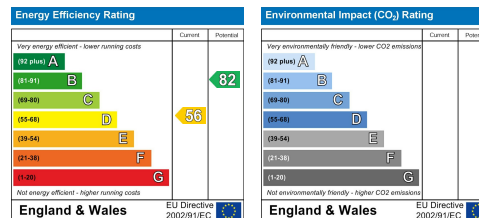
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