



**68, Moss Bank Road, Moss Bank, WA11 7DF**

**£500,000**

*David  
Davies* **D** *Collection*

## 68, Moss Bank Road, Moss Bank, WA11 7DF

- EPC: C
- Council Tax Band: F
- Freehold
- Detached Property
- Four Good Sized Bedrooms
- Spacious Kitchen Diner
- Large Rear Garden
- Viewing Is Essential
- No Chain
- Great Location

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 is set well back from the road in an extremely private location.

The property briefly comprises, entrance hallway, ground floor cloakroom W/C, stunning lounge to the front of the property which is open plan and of good size, additional reception room currently utilised as a sitting room, double bedroom and utility room. The ground floor is completed by the large kitchen diner which overlooks the beautiful private rear garden.

To the first floor we have a gallery landing, three good sized bedrooms with the master being a truly impressive size and having the added benefit of an en-suite. The four piece family bathroom completing the floor.

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. There is additionally a good sized private garden with turf laid to lawn.

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

The property is completed by the stunning outbuilding which is currently utilised as a snooker hall. With full plumbing and electricity inside it has the potential to be used in whichever way you desire. 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: C







**David Davies**

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*David Paul Davis*

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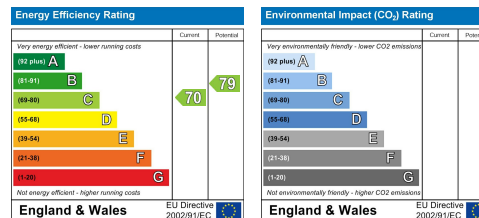
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