



**35, Bold Road, St Helens, WA9 4JG**

**Offers Over £300,000**

*David  
Davies* *Collection*



## 35, Bold Road, St Helens, WA9 4JG

- EPC: C
- Council Tax Band: D - St Helens
- Freehold
- Detached Property
- Two Spacious Reception Rooms
- Well Equipped Kitchen
- Four Good Sized Bedrooms
- Family Bathroom
- Integrated Garage And Private Driveway
- Peaceful Views

Tucked away in a sought-after residential area of St Helens, this impressive and individually designed four-bedroom detached residence offers generous living space with a versatile layout perfect for modern family life.

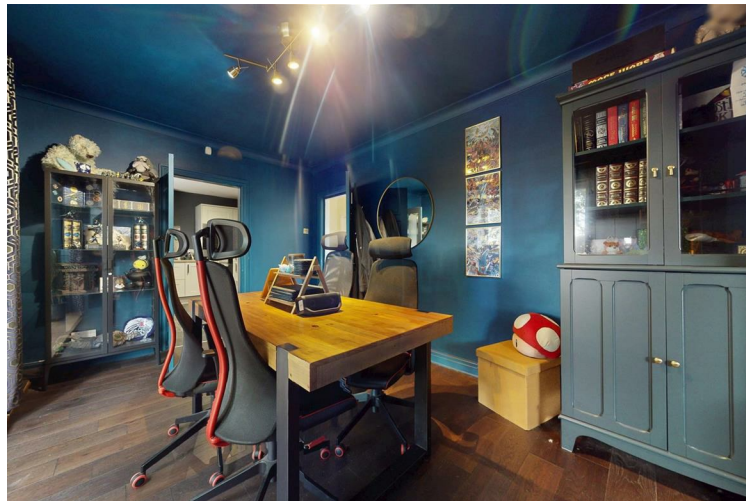
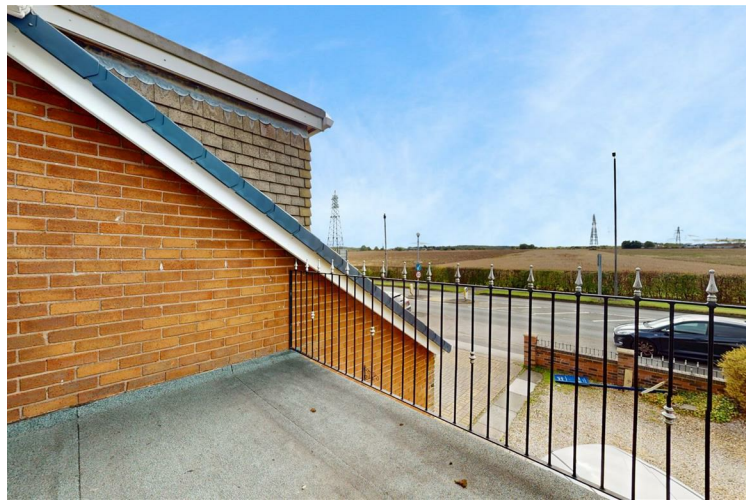
The ground floor welcomes you with an entrance porch leading into a bright hallway, beautifully enhanced by a feature glass block wall that floods the space with natural light. Two spacious reception rooms provide flexible living and entertaining options, while the contemporary kitchen boasts integrated appliances and ample storage—ideal for any home cook. Completing the ground floor are a convenient cloakroom WC and internal access to the integral garage/workshop.

Ascending to the first floor, a striking galleried landing leads to four well-proportioned bedrooms, each offering plenty of space and natural light. The modern family bathroom serves the floor, while a standout feature of the home is the front-facing balcony—perfect for enjoying tranquil views over open fields.

Externally, the property offers excellent practicality with ample off-road parking, an integral garage, and a beautifully designed, low-maintenance rear garden featuring decking, paved seating areas, and a delightful summerhouse—perfect for relaxing or entertaining guests.

Offering a wonderful balance of style, comfort, and convenience, this distinctive family home is a rare find in such a desirable location and is sure to attract strong interest.

EPC: C









# Floorplan To Follow



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*David Davies*

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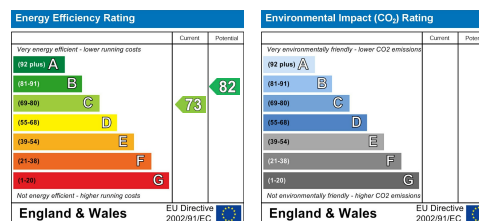
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