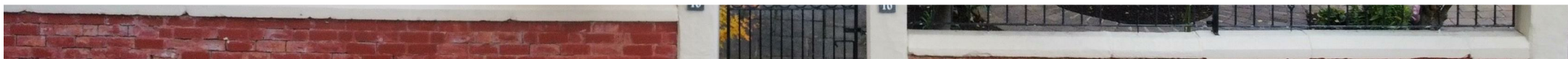




10, Kings Road, St Helens, WA10 3HT

Offers In The Region Of £800,000

*David
Davies* *Collection*



10, Kings Road, St Helens, WA10 3HT

- EPC:D
 - Council Tax Band: F
 - Four Double Bedrooms
 - Four Bathrooms
 - Stunning Original Features
- Freehold
 - Distinguished Victorian Extended Detached Property
 - Four Reception Rooms
 - Immaculately Presented
 - High Spec Modern Kitchen With Island

A Distinguished Victorian Residence

History & Heritage

Erected in 1886 for Mr. F. W. Tinker, a prominent St Helens soap manufacturer, this distinguished residence is a quintessential example of late Victorian domestic architecture. In the early 20th century, it came into the ownership of Pilkington Glass Ltd. During the First World War, the house was leased to the chief physician of a nearby hospital for injured soldiers, serving as his private residence during this period, adding a unique chapter to its storied past.

Porch & Entrance Hall

The home welcomes you through its original Victorian front door, set beneath a clear glass transom window. Minton tiled flooring extends through an etched-glass inner door into the grand entrance hall, where high ceilings, ornate cornicing, a ceiling rose, and a crystal chandelier create an immediate impression of elegance. A six-column radiator provides warmth, while the dog-legged staircase with French-polished newel post and handrail serves as a striking architectural centerpiece.

Formal Sitting Room

Accessed via an original pitch pine door, the formal sitting room is light-filled, with high ceilings, decorative cornice, and an ornate ceiling rose with brass chandelier. Dual-aspect windows, including a bay to the front, provide natural light, complemented by a cast iron fireplace with marble surround, dado rail, and two column radiators—a perfect combination of elegance and period charm.

Dining Room

This sophisticated dining space is entered either via an archway from the sitting room or a rear hallway door, featuring high ceilings, detailed cornice, ceiling rose, and brass chandelier. Original details include a cast iron fireplace, floor-to-ceiling storage cupboard, dado rail, and red-and-white chequered quarry tiled floor. Two large side windows and two column radiators complete the refined atmosphere.







GROSS INTERNAL AREA
FLOOR 1: 198.71 m², FLOOR 2: 138.09 m²
TOTAL: 266.8 m²
MEASUREMENTS ARE APPROXIMATE, ACTUAL MAY VARY



David Davies

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Davies

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

Information on tenant permitted fee's can be accessed via the link below
www.daviddaviesestateagent.co.uk/tenant
22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk

