



**65, Kiln Lane, St. Helens, WA10 6AH**

Offers In The Region Of £465,000

*David  
Davies* *Collection*





# 65, Kiln Lane, St. Helens, WA10 6AH

- Freehold & No Onward Chain
- Council Tax Band: F
- EPC: D
- Double Bay-Fronted Detached 1930's Period Home
- Beautiful Original Features Throughout
- Two Spacious Circular Bay-Fronted Reception Rooms
- Four Bedrooms To First Floor
- Mature Private Garden With Outbuilding
- Gated Driveway With Off-Road Parking
- Highly Sought-After Dentons Green Location

A rare and distinguished opportunity to acquire this impressive double bay-fronted detached period residence, superbly positioned within the prestigious and highly sought-after Dentons Green area of St. Helens. Dating from the 1930s or earlier, the property is rich in character and retains a wealth of original features, carefully preserved to celebrate its heritage.

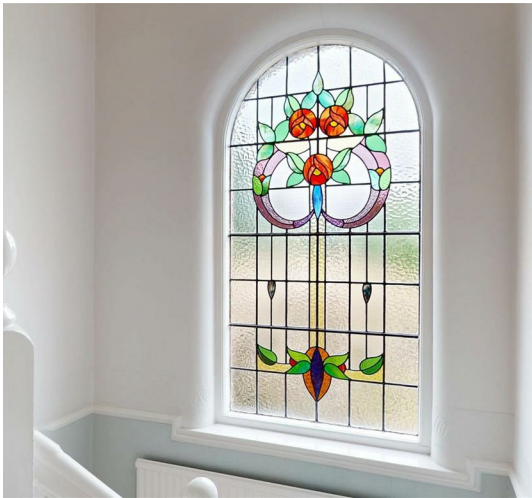
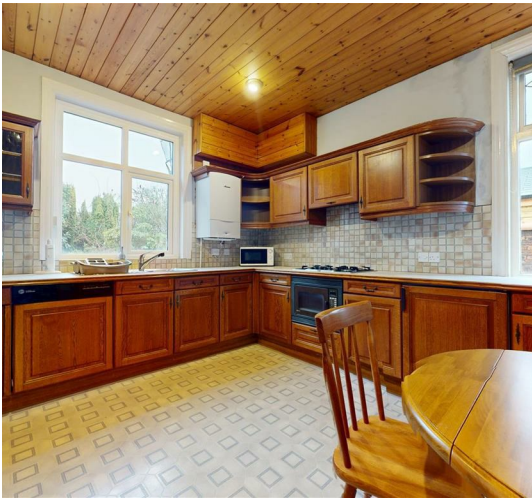
Upon entering through the elegant vestibule, complete with original mosaic tiled flooring, the sense of grandeur is immediate. The welcoming hallway showcases a striking archway and beautiful parquet flooring, which continues through to the principal reception rooms. Both the circular bay-fronted living room and formal dining room are generously proportioned, enjoying high ceilings, excellent natural light and original panelled walls that enhance the home's refined and stately character. The kitchen is functional yet offers exciting potential for modernisation, complemented by a separate utility room and a convenient ground floor WC.

The first floor is equally impressive, with a spacious landing illuminated by a stunning stained-glass window that serves as a standout architectural feature. There are three well-proportioned double bedrooms, along with a fourth cot/box room ideal for use as a nursery, dressing room or home office. A modern four-piece family bathroom completes the accommodation. In addition, the property benefits from a large loft space, currently used for storage, offering excellent scope for conversion subject to the necessary consents.

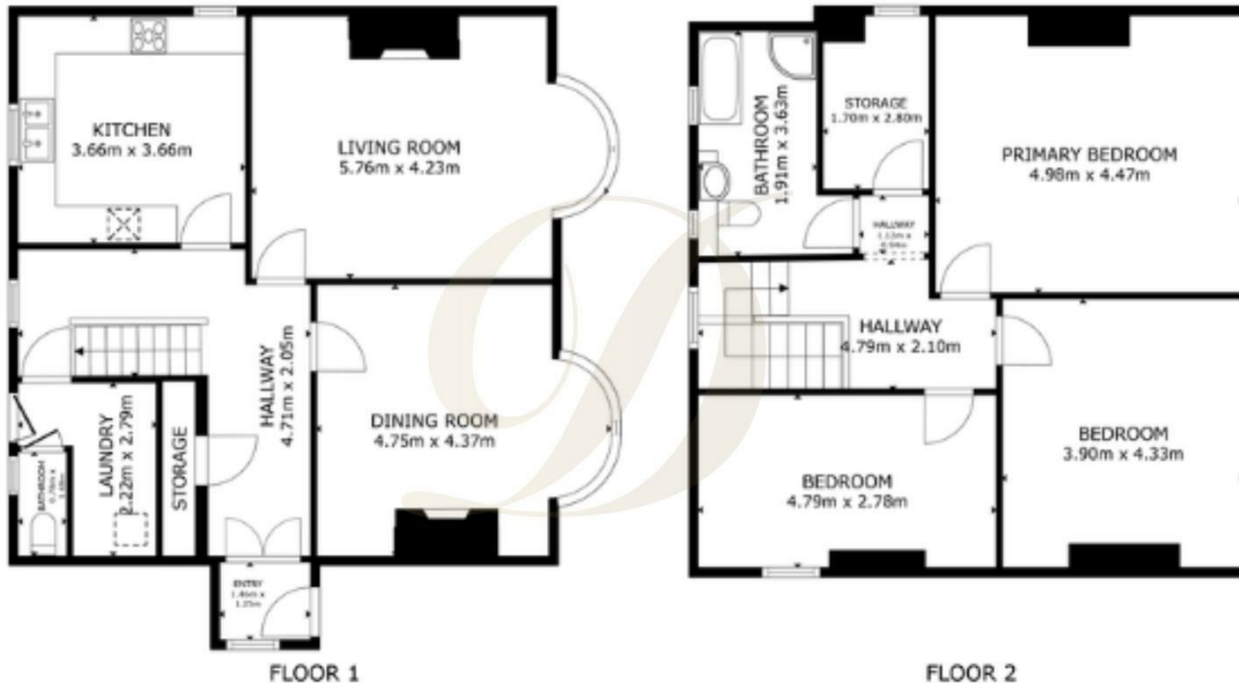
Externally, the mature rear garden provides a tranquil retreat, featuring established planting, a lawned area and a charming secluded section ideal for relaxing or entertaining. To the rear sits a brick-built outbuilding with WC, electricity and water supply, offering fantastic potential for conversion into a home office, studio or garden room. To the front, the property is set behind a walled garden and accessed via a gated driveway providing parking.











**David Davies**

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*David Davies*

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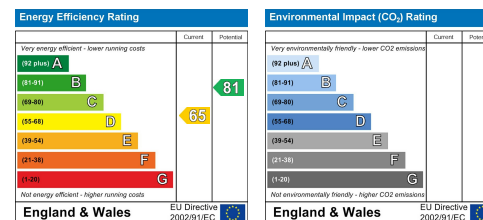
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