

FOR SALE

12, Kingsley Road, Dentons Green, WA10 6JN

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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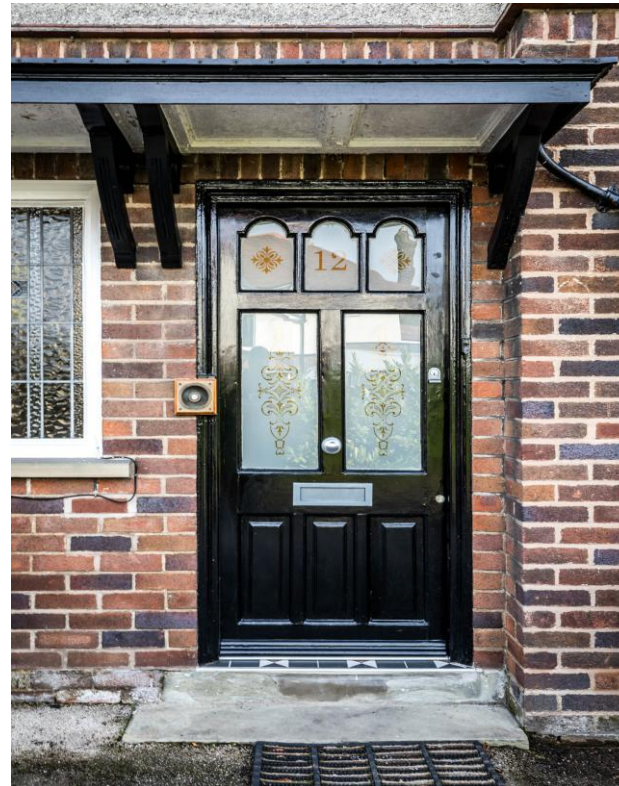
12, Kingsley Road, Dentons Green, WA10 6JN

Genuine one-off property in a highly coveted setting where houses seldom come available



- Stunning detached family home
- 5 bedrooms / 4 reception rooms
- 2 new bathrooms & new fitted kitchen
- Luxury landscaped gardens
- Highly coveted setting
- Refurbished and impeccably presented
- Large garage & outbuildings
- 2516 SQ.FT. / Freehold

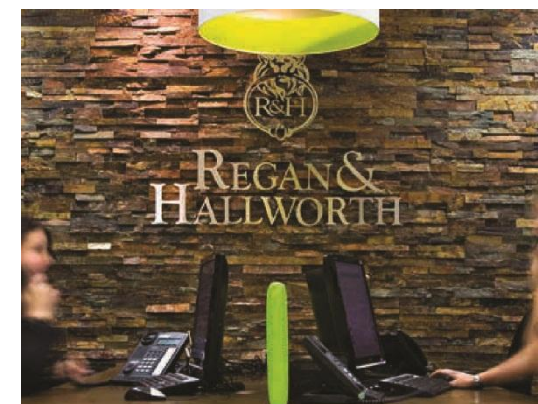
Occupying a commanding position on the prestigious Kingsley Road—one of St Helens' most sought-after addresses—this exceptional detached family home rests on a substantial plot of approximately one-fifth of an acre, surrounded by beautifully landscaped gardens. Rarely do opportunities arise to acquire such a distinctive property in this highly coveted setting. Originally built in the 1950s, the home combines a striking façade with a contemporary, high-quality interior. Significantly enhanced by a full-width, two-storey rear extension, it offers an improved layout and generous proportions, extending to almost 2,200 sq. ft. of living space. Our clients have carefully renovated the property within the last two years, sympathetically modernising while preserving the home's traditional character. In addition, the grounds include a large garage with attached store, WC, and outbuilding, offering excellent potential for conversion into ancillary accommodation or a self-contained annexe. The accommodation is arranged over two floors and briefly comprises five well-proportioned bedrooms and two bathrooms on the first floor. The ground floor is even more impressive, introduced by a stunning hallway and galleried landing with a striking feature window. Three formal reception rooms, filled with natural light, showcase original parquet flooring and charming period details. This continues to the rear, where a remodelled open-plan kitchen and dining space forms the true heart of the home, fitted with a stylish new kitchen, quartz worktops, and breakfast bar. Practical touches include a spacious utility room and a converted attic providing valuable storage. The property has been rewired, redecorated throughout in neutral tones, and benefits from newly fitted high-quality double glazing that retains the original leaded lights, alongside a modern energy-efficient heating system. All bathrooms, including the ground floor cloakroom, have been upgraded with stylish fixtures and finishes. Externally, the gardens are a real highlight. Extending to the front, side, and rear, they have been landscaped with maturity and privacy in mind, offering extensive lawns, stocked borders, and a large patio perfect for entertaining. Thanks to the south-easterly aspect, the outdoor space enjoys sunshine throughout the day. A generous driveway provides ample parking and leads to the garage & outbuilding.





TOTAL FLOOR AREA : 2516 sq.ft. (233.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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WIGAN OFFICE

4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.

@reganhallworth

Regan & Hallworth

@reganandhallworth

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www.reganandhallworth.com