

FOR SALE

28, Moss Bank Road, St. Helens, WA11 7DE



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A stunning example of an elegant period family home offering 2542 SQFT of living space.

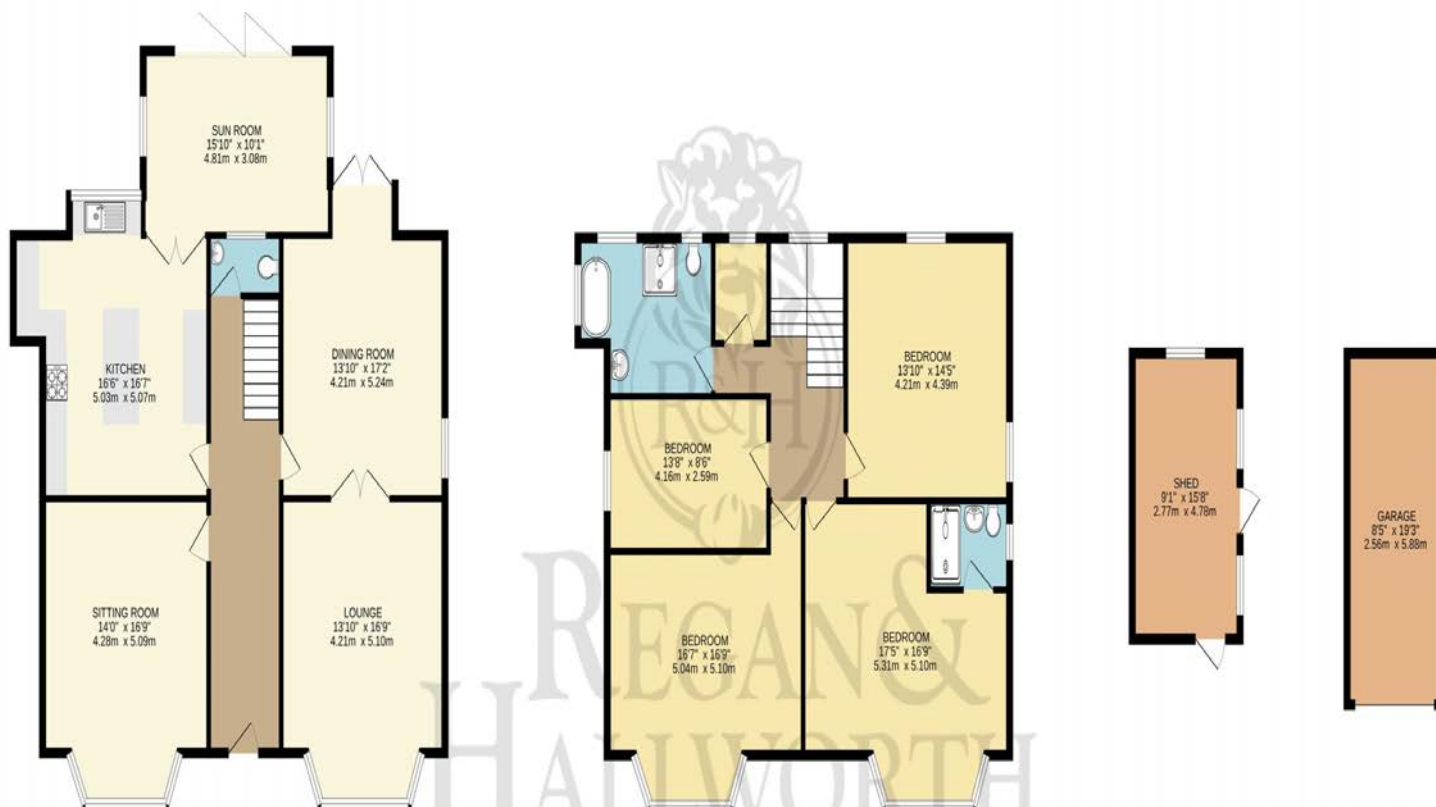


- Substantial detached family home
- Elegant period detail throughout
- Beautiful kitchen & bathroom
- Superb landscaped gardens
- 4 bedrooms / 4 reception rooms
- Impressive amount of floorspace
- Highly prized main road position
- 2542 SQFT

Occupying a superb elevated position along the highly prized Moss Bank Road, this large double-fronted traditional detached residence offers an impressive blend of period character and modern refinement. Beautifully renovated by the current owners around 15 years ago, the home benefited from being knocked back to brick, with all new windows, wiring, heating & plasterwork throughout, yet still retains a wealth of original features, including high coved ceilings, deep skirtings, and elegant bay windows, all complemented by a spacious, free-flowing interior layout & a keen eye for presentation. Internally, the home delivers a generous 2542 square feet of floorspace across two levels, with the ground floor in brief comprising; a welcoming entrance hallway with pretty, original tiled floor & wc / cloaks, three generously proportioned reception rooms, all beautifully presented, a superb fitted kitchen with central island unit & soiled oak in-frame units plus a striking vaulted ceiling rear extension with pleasant views of the garden. Upstairs there are four large double bedrooms, a small study room, with the master benefitting from an en-suite plus there is a quality principal bathroom suite. Furthermore, there's scope here to further enhance the property with a sizeable loft conversion (subject to planning), adding further value and versatility. Externally the home is set within a mature, landscaped plot, with the property enjoying a commanding, elevated presence with generous gardens to both the front and rear. The sizeable, extended driveway provides ample off-road parking plus there is a detached garage, whilst a detached brick outbuilding offers exciting potential for a home office, studio or gym. To the front the home is brimming with kerb appeal because of the fresh render, new fascia / bargeboards & elegant stained glass windows. A perfect example of timeless architecture meeting thoughtful modernisation, this is a standout family home in a sought-after and convenient St Helens location—a rare opportunity on a prominent main road setting.







The Professional Estate Agents

TOTAL FLOOR AREA : 2542 sq.ft. (236.2 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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