

FOR SALE

167, Moss Bank Road, Moss Bank, WA11 7DH

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996

 **VIDEO
TOUR**



167, Moss Bank Road, Moss Bank, WA11 7DH

Outstanding four bed detached family home with open countryside to the rear located in Moss Bank.



- Outstanding detached family home
- Modern open plan kitchen / dining / family room
- Two modern fitted bathrooms / en-suite shower
- Close to schools and amenities
- Spacious and versatile accommodation
- Four / five good sized double bedrooms
- Large gardens and driveway
- 2475 SQ. FT.

This is a rare and exciting opportunity to purchase a truly stunning and striking detached property located in the semi-rural area of Moss Bank in St. Helens. Moss Bank Road has been finished to an exceptionally high standard throughout boasting spacious and versatile accommodation set over two floors along with landscaped gardens and outstanding stone masonry work done to the front aspect. The property is situated close to a range of local amenities, schools, public transport links, motorway networks and has some breathtaking countryside walks from the doorstep. Internally Moss Bank Road offers just over 2400 square feet of outstanding accommodation which in brief comprise of spacious entrance hallway, large formal lounge / sitting room located to the front with feature log burning stove, another reception room to the side which is currently being used as a gym but could easily be used as a fifth bedroom, a modern fitted bathroom with wc, sink unit and shower and then an excellent study area. The rear of the property has been completely opened up to create an amazing space housing a dining area, modern fitted kitchen offering a range of wall, base and drawer units along with island and appliances and then a large family room with bi-folding doors leading out onto the rear patio area. Up on the first floor there are three great sized double bedrooms located to the front along with a modern fitted bathroom comprising of freestanding bath, wc, sink unit and shower unit. To the rear of the property sits the master suite with impressive en-suite shower room and then a Juliet balcony overlooking the open countryside to the rear. Externally the property has a large driveway with a well-maintained lawn to the side. To the rear there is a large, private and secure garden with well-maintained lawn, patio area under the pergola and then an amazing waterfall feature all with the open countryside beyond. Internal inspection is highly recommended to truly appreciate the deceptive size and versatile accommodation, its outstanding finish and its superb location.





TOTAL FLOOR AREA : 2475 sq.ft. (230.0 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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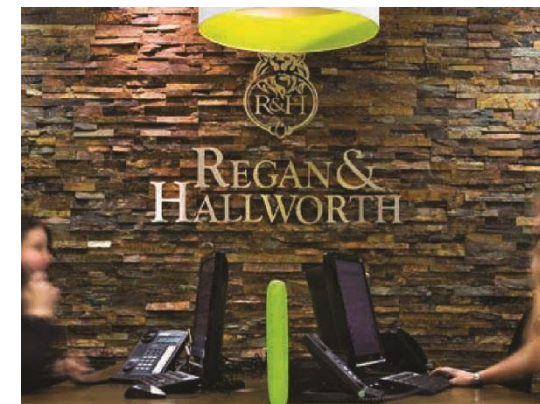
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



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