



10, Thickwood Moss Lane, St. Helens, WA11 8QL

£360,000

*David
Davies* *Collection*

10, Thickwood Moss Lane, St. Helens, WA11 8QI

- EPC: TBC
- Three Spacious Bedrooms
- Semi Rural Location
- Two Reception Rooms
- Beautifully Presented
- Stunning Semi Detached
- Extensive Garden To Rear
- Close To Village Centre
- Detached Garage

Located on one of Rainfords most prestigious roads is this stunning semi detached property. The grounds are kept to the highest order, and upon approach the property has a lot of charm which continues as you enter the home.

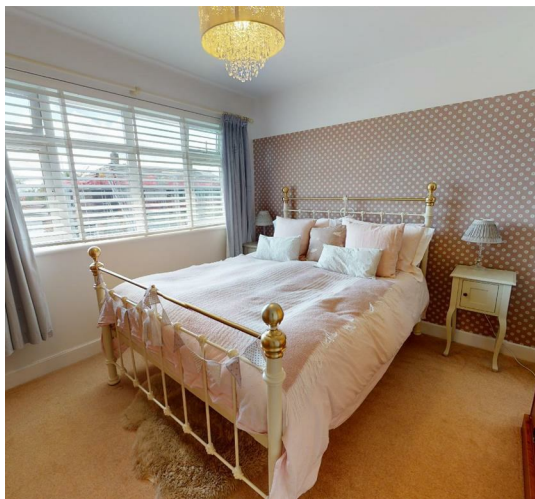
The property briefly comprises; an entrance porch, hall with stair access and storage, a well sized, bright and airy lounge with double doors giving a sneak peak of the rear garden, a dining room and a kitchen with two Velux windows flooding in light. To the first floor are three bedrooms, all of which are a fantastic size, and a modern family bathroom.

The rear garden is extensive, with plenty of mature greenery and lawn areas, it also sees the majority of the days sunshine so ideal for those who love outside entertaining. Parking is available in abundance, with a lengthy driveway leading to the detached garage.

This home quite simply is a "must see" to appreciate just what it has to offer.

EPC: TBC







GROSS INTERNAL AREA
FLOOR 1: 55 m², FLOOR 2: 45 m²
TOTAL: 100 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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		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	



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