



203, Bushey Lane, St. Helens, WA11 7LN

Asking Price £250,000

*David
Davies* *Collection*

203, Bushey Lane, St. Helens, WA11 7LN

- Tenure: Council Tax Band: C | EPC: TBC
- Extended Semi-Detached Home
- Elevated Sought-After Position
- Modern Extended Breakfast Kitchen
- Large Driveway And Detached Garage
- No Onward Chain
- Stunning Open Field Views
- Full-Width Rear Conservatory
- Private Gardens To Rear And Side

David Davies Sales & Lettings Agent are delighted to present this impressive and substantially extended three-bedroom semi-detached home, occupying an elevated position on the sought-after Bushey Lane in Rainford. Offered to the market with no onward chain, the property sits on a generous corner plot and enjoys stunning open views across surrounding fields to the front.

Set back and elevated from the road, the property boasts excellent kerb appeal, with an attractive garden frontage and a generous driveway providing ample off-road parking.

Internally, the accommodation begins with an entrance porch leading into a welcoming hallway, complete with a convenient ground floor WC. To the front is a spacious open-plan living area, enjoying an abundance of natural light and beautiful views across the open fields. A further reception room provides valuable additional living space and could be adapted to suit a variety of requirements.

The property has been further enhanced by a full-width rear conservatory, creating a bright and versatile space overlooking the private rear garden. The kitchen has also been extended to the side and is fitted with modern units, integrated appliances and a useful breakfast bar, providing an excellent space for everyday family life.

To the first floor, the landing provides access to three well-proportioned bedrooms, with the front-facing rooms once again benefiting from the attractive open views. The accommodation is completed by a modern shower room.

Externally, the substantial corner plot is a particular highlight. In addition to the private rear garden, there is further garden space to the side, offering excellent versatility and potential for outdoor seating and entertaining. Mature trees create a wonderful canopy to the rear, providing an excellent degree of privacy and a peaceful setting. The property also benefits from a detached garage, offering valuable storage or additional potential.

EPC: TBC





Floorplan To Follow



Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Davies

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	