

MORGAN H LEWIS



Offers Over £335,000

Clover Hey, St. Helens WA11 9NN

- *Four/Five Bedroom Semi-Detached
- *Beautifully Presented Throughout
- *Multiple Reception Rooms
- *Ground Floor Shower Room
- *Useful Utility Room

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A beautifully presented and substantially extended four-bedroom semi-detached home, offering an exceptional amount of living space, a hugely versatile layout and fantastic outside space. Entering through the spacious covered porch, you are welcomed into a generous family living room. This bright, dual-aspect space forms the heart of the home and flows naturally through to the rear dining area, with doors opening directly onto the garden.

The kitchen is equally well proportioned, fitted with a range of modern units and complemented by a large utility room providing plenty of additional storage and practical space.

One of the real strengths of this home is the amount of additional living accommodation on offer. To the front is a large reception room, currently used as a home gym but equally well suited as a snug, playroom or home office.

To the rear is a further reception room currently arranged as a dedicated cinema room. With a shower room positioned immediately alongside, this area offers particularly interesting potential. It could readily be used as an additional ground-floor bedroom, or potentially adapted to create a more self-contained living space for an older child, guests or dependent relative.

Upstairs, the generous proportions continue with four excellent bedrooms, alongside a further room currently used as a home office/dressing room and a modern family bathroom.

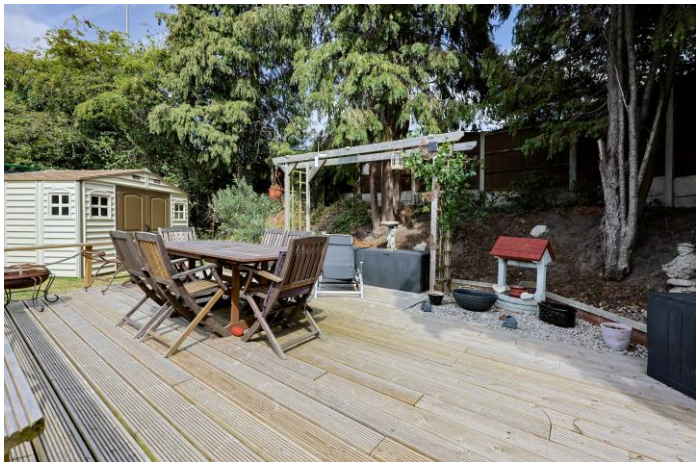
Outside, the property really comes into its own. The enormous driveway provides off-road parking for multiple vehicles, while the rear garden is wonderfully private and mature. A combination of lawn, patio and raised decking creates several areas to sit, dine and entertain, with the garden enjoying the sun well into the evening – perfect for summer barbecues and hosting friends and family. Finally handy outside storage is provided in the form of two Sheds.

Further benefits include solar panels, while the property itself has been beautifully maintained and presented throughout. A genuinely spacious and adaptable family home, with an unusually generous plot, superb parking and a layout offering plenty of flexibility both now and for the future. Early viewings are essential to completely appreciate this spacious and beautifully presented family home.

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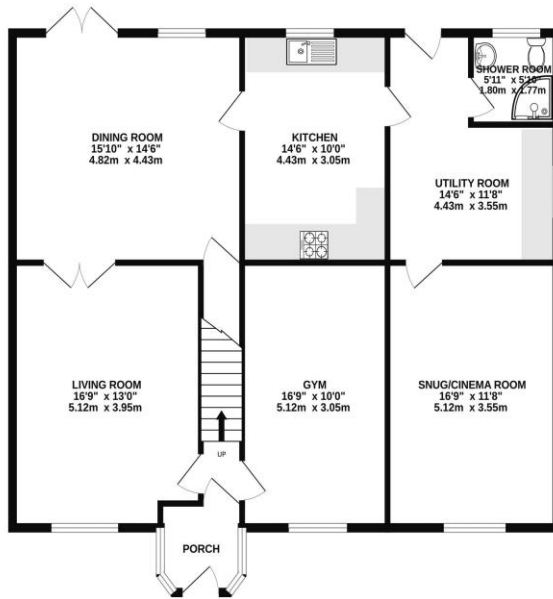


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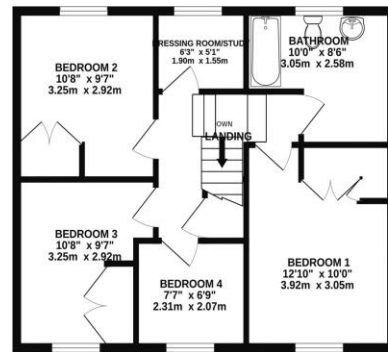


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GROUND FLOOR
1196 sq.ft. (111.1 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1746 sq.ft. (162.2 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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