



143, Bleak Hill Road, Windle, WA10 6DW

Asking Price £395,000

*David
Davies* *Collection*

143, Bleak Hill Road, Windle, WA10 6DW

- Freehold
- Council Tax Band: E
- Large Detached Property
- Garage Conversion
- Private Rear Garden
- EPC: C
- No Onwarch Chain
- Four Bedrooms
- Modern Family Bathroom
- Driveaway Parking For Multiple Cars

We are delighted to present to the open market this impressive four-bedroom detached family home, occupying a prime position on the highly sought-after Bleak Hill Road in Windle.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway with staircase access to the first floor. The ground floor further benefits from a convenient cloakroom/WC, utility room, and a spacious lounge which flows seamlessly into a bright conservatory, providing an excellent additional living space overlooking the rear garden.

The property also features a second reception room, currently arranged as a dining room, ideal for formal dining and entertaining. The well-appointed kitchen offers an extensive range of quality wall and base units complemented by solid work surfaces and integrated appliances. There is significant potential to reconfigure this space to create a contemporary open-plan kitchen and living area, perfectly suited to modern family living. The original garage has been thoughtfully converted to provide an additional versatile room, which could serve as a fifth bedroom, playroom, home office, or additional reception space.

To the first floor are four well-proportioned double bedrooms, along with a modern family bathroom fitted with both a bath and separate shower.

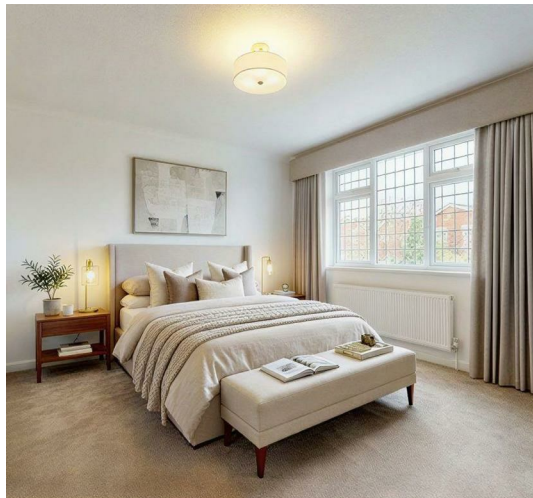
Externally, the property boasts a generous driveway to the front providing ample off-road parking for multiple vehicles, in addition to an attached garage with an up-and-over door. A neatly maintained lawn further enhances the property's attractive frontage.

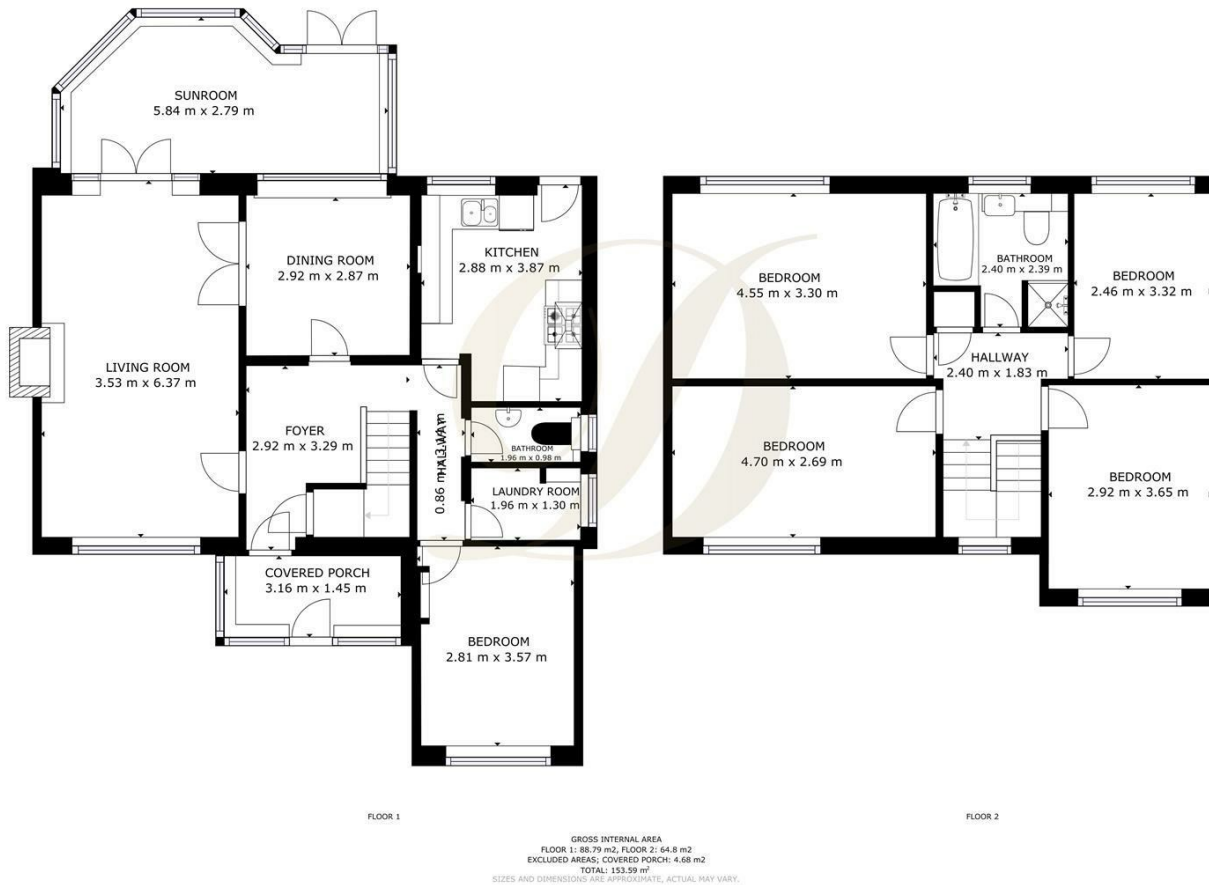
To the rear, the garden provides a fantastic outdoor entertaining space, featuring a patio area and a well-kept lawn — perfect for enjoying the warmer months with family gatherings and summer barbecues.

The property is ideally located close to a range of local amenities, highly regarded schools, and excellent commuter links providing easy access to Liverpool, Manchester, and surrounding areas.

EPC: C







David Davies

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

David Patrick Davies

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			

Energy Efficiency Rating: Current 72, Potential 81

Environmental Impact (CO₂) Rating: Current (69-80) C, Potential (81-91) B