



**2, Pimbo Road, Kings Moss, WA11 8RD**

Offers Over £290,000

*David  
Davies* Collection





## 2, Pimbo Road, Kings Moss, WA11 8RD

- EPC: TBC
- Freehold
- Semi Detached Cottage With Period Features
- Two Large Double Bedrooms
- Driveway For Multiple Cars
- Council Tax Band: C - St Helens
- Substantial Plot With Extensive Rear Garden
- Two Bathrooms
- Two Reception Rooms Plus Office
- Lovely Rural Location

Nestled in the picturesque semi-rural setting of Kings Moss, this charming two-bedroom semi-detached cottage offers a rare opportunity to acquire a home with immense character, space, and stunning surroundings. Situated on an impressive plot with breath taking open farmland views to the front and rear, combining peaceful countryside living with excellent accessibility to nearby amenities.

Boasting exceptional kerb appeal, the property sits behind a large driveway providing ample off-road parking for multiple vehicles. Once inside, the home exudes warmth and character throughout.

The ground floor comprises an entrance porch leading to a modern shower room, followed by a welcoming front living room that offers a cosy retreat. Beyond this is a second reception room, ideal as a dining room or family space, which leads through to the kitchen at the rear. The kitchen benefits from a utility area. Finally, there is a separate office, creating an ideal space for those working from home.

To the first floor are two spacious double bedrooms, each offering delightful views over the surrounding countryside. The rear bedroom features access to a modern three-piece en-suite and an additional box room, currently used as a nursery but equally suited to a dressing room or walk-in wardrobe.

Externally, the property truly comes into its own. The expansive rear garden is the standout feature—beautifully private, not overlooked, and backing directly onto open fields. With its size, layout, and potential, it offers endless possibilities for landscaping, outdoor entertaining, or even future development (subject to the necessary permissions).

\* The property has a history of Japanese knotweed. It was previously treated and signs of regrowth have been observed. Buyers are advised to seek specialist advice.” \*

EPC: TBC











**David Davies**

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*David Davies*

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

  

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

Information on tenant permitted fee's can be accessed via the link below  
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