



**159, Speakman Road, St. Helens, WA10 6TG**

Asking Price £220,000

*David  
Davies* Collection



# 159, Speakman Road, St. Helens, WA10 6TG

- Tenure: Leasehold
- Council Tax Band: C
- No Onward Chain
- Bay Fronted Living Room With Log Burner
- Newly Fitted, Stunning Family Bathroom
- EPC: D
- Stunning Large Period Home
- Three Double Bedrooms
- Modern Fitted Kitchen
- Spacious Rear Yard With Off Road Parking

New to the market and offered with the added benefit of no onward chain, this beautifully presented period home on Speakman Road offers spacious and well-appointed accommodation, blending character features with modern living. Early viewing is highly recommended to fully appreciate the space, presentation and convenient location this attractive home has to offer.

Ideally positioned close to highly regarded local schools, shops and everyday amenities, the property is also within walking distance of St Helens Town Centre and benefits from excellent transport links, including easy access to the A580 East Lancashire Road connecting Liverpool, Manchester and the wider motorway network.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway, a charming bay-fronted sitting room featuring a striking log burner as its focal point, and a further reception room currently utilised as a lounge/dining area, creating a versatile and sociable living space. To the rear, the fitted kitchen is complemented by a practical utility room, enhancing the functionality of the home. The property also benefits from a recently installed brand new Worcester boiler.

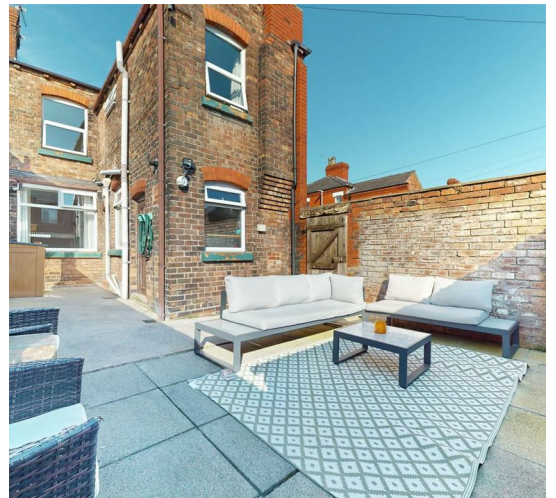
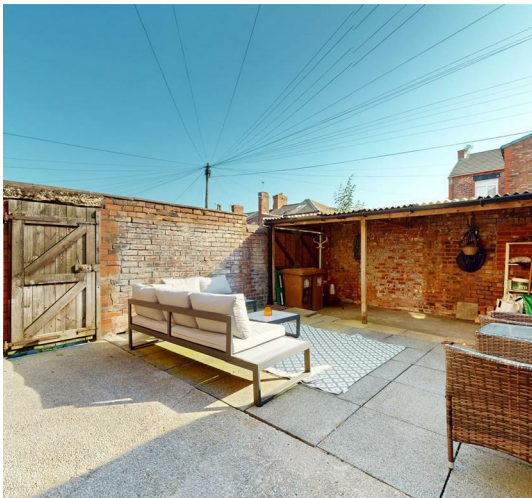
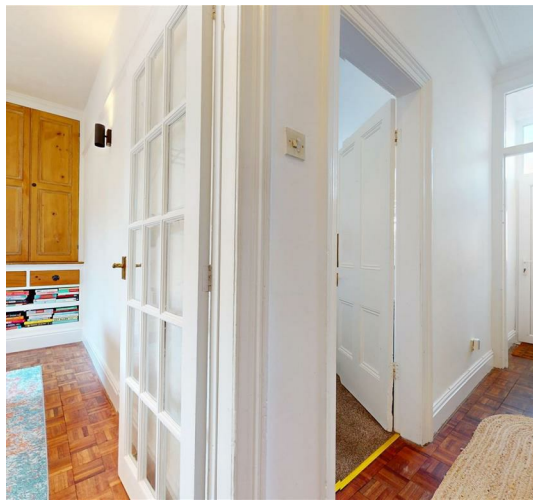
To the first floor are three well-proportioned bedrooms, all offering comfortable accommodation, alongside a stunning newly fitted family bathroom complete with a contemporary three-piece suite.

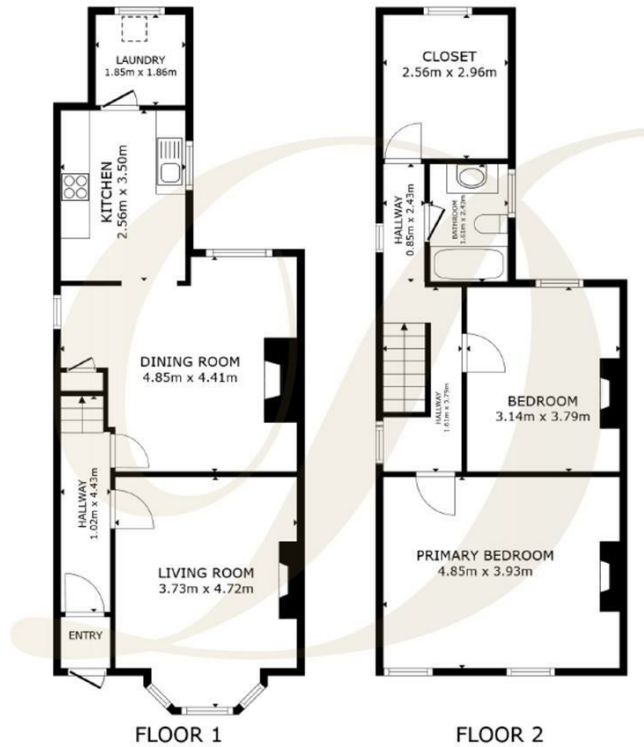
Externally, the property benefits from a garden frontage, while to the rear is a generous paved garden providing a private and low-maintenance outdoor space with the added potential to create off-road parking if desired.

Combining period charm, spacious interiors and a highly convenient location, this impressive home presents an excellent opportunity for a range of buyers.

EPC: D







GROSS INTERNAL AREA  
 FLOOR 1 53.8 m<sup>2</sup> FLOOR 2 52.2 m<sup>2</sup>  
 TOTAL : 106.0 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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*David Patrick Davies*

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC		84	65	EU Directive 2002/91/EC			
England & Wales				England & Wales			