



**52, News Lane, St. Helens, WA11 7JU**

Asking Price £235,000

*David  
Davies* Collection



## 52, News Lane, St. Helens, WA11 7JU

- EPC: D
- Council Tax Band: B
- Breathtaking Farmland Views
- Modern Open Plan Living Throughout
- Integral Garage With New Electric Door
- Freehold
- No Onward Chain
- Stunning Landscaped Rear Garden
- Newly Fitted Boiler & Driveway
- Two Bedroom Semi Detached Dormer

Enjoying stunning farmland views and presented to an excellent standard throughout, this beautifully extended two-bedroom semi-detached home offers spacious accommodation, stylish interiors and a setting that must be viewed to be fully appreciated.

From the moment you arrive, the quality of presentation is immediately evident. A newly stoned driveway provides off-road parking for two vehicles and is framed by attractive hedge borders, creating excellent kerb appeal.

Internally, the property benefits from a recently installed boiler, fitted within the last two years. The ground floor begins with an inviting entrance hallway leading to the principal living accommodation and kitchen.

The bright and welcoming living room enjoys a front aspect with plantation shutters and a striking stone fireplace creating a charming focal point. This space flows seamlessly into the dining area, forming an open-plan layout ideal for modern living and entertaining.

To the rear, the shaker-style kitchen is finished with oak worktops and offers space for a freestanding fridge freezer and integrated dishwasher. The open-plan arrangement creates a sociable atmosphere while remaining practical. A newly decorated utility room provides additional storage and access to the garden, while internal access leads to the garage, which benefits from a recently fitted electric door.

To the first floor, the spacious principal bedroom features fitted wardrobes and plantation shutters. The second bedroom comfortably accommodates a double bed and enjoys beautiful farmland views, alongside a useful storage cupboard suitable as a wardrobe. Completing the accommodation is a modern family bathroom fitted with a white three-piece suite and over-bath shower.

Externally, the rear garden is a real highlight, enjoying sunshine throughout the day and offering a patio seating area, lawn, mature borders, greenhouse and feature shed

EPC: D  
Please note: This property is of steel frame, non-standard construction.

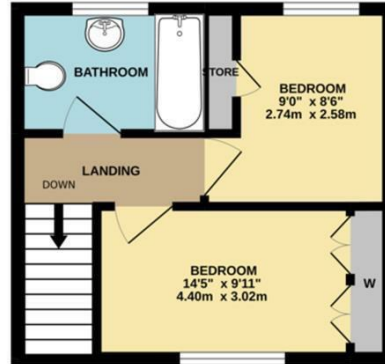




GROUND FLOOR



1ST FLOOR



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*David Paul Davies*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	