



**65, Kiln Lane, St. Helens, WA10 6AH**

Offers In The Region Of £450,000

*David  
Davies*  *Collection*



## 65, Kiln Lane, St. Helens, WA10 6AH

- Freehold & No Onward Chain
- EPC: D
- Beautiful Original Features Throughout
- Four Bedrooms To First Floor
- Gated Driveway With Off-Road Parking
- Council Tax Band: F
- Double Bay-Fronted Detached 1930's Period Home
- Two Spacious Circular Bay-Fronted Reception Rooms
- Mature Private Garden With Outbuilding
- Highly Sought-After Dentons Green Location

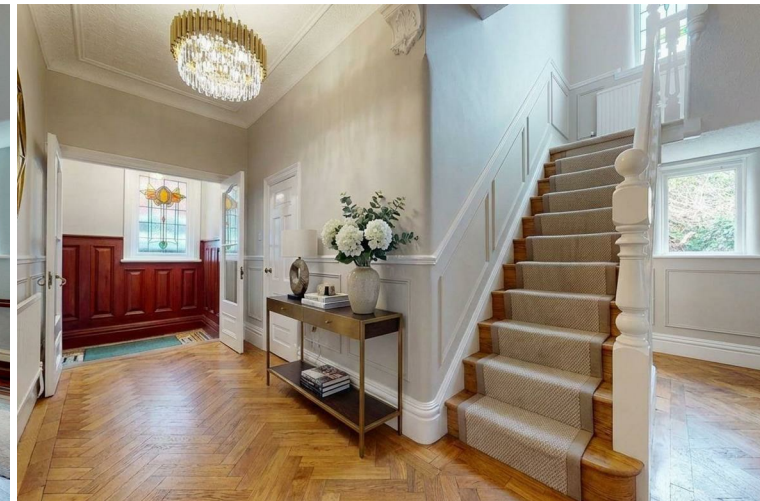
Elegant 1930s Double Bay-Fronted Detached Home with Original Features, Private Garden & No Chain – Dentons Green

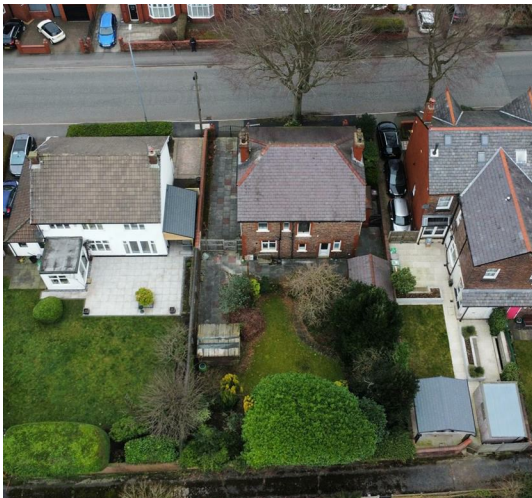
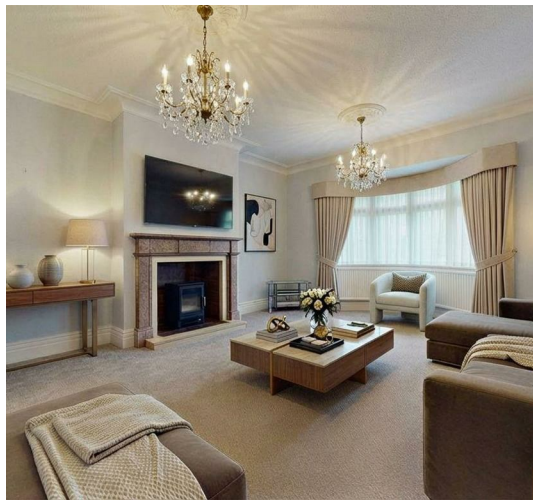
A rare opportunity to acquire this impressive double bay-fronted 1930s detached home, set within the highly sought-after Dentons Green area. Full of character and original features, this spacious family home combines timeless period charm with exciting potential for modernisation.

Upon entering through the elegant vestibule, complete with original mosaic tiled flooring, the sense of grandeur is immediate. The welcoming hallway showcases a striking archway and beautiful parquet flooring, which continues through to the principal reception rooms. Both the circular bay-fronted living room and formal dining room are generously proportioned, enjoying high ceilings, excellent natural light and original panelled walls that enhance the home's refined and stately character. The kitchen is functional yet offers exciting potential for modernisation, complemented by a separate utility room and a convenient ground floor WC.

The first floor is equally impressive, with a spacious landing illuminated by a stunning stained-glass window that serves as a standout architectural feature. There are three well-proportioned double bedrooms, along with a fourth cot/box room ideal for use as a nursery, dressing room or home office. A modern four-piece family bathroom completes the accommodation. In addition, the property benefits from a large loft space, currently used for storage, offering excellent scope for conversion subject to the necessary consents.

Externally, the mature rear garden provides a tranquil retreat, featuring established planting, a lawned area and a charming secluded section ideal for relaxing or entertaining. To the rear sits a brick-built outbuilding with WC, electricity and water supply, offering fantastic potential for conversion into a home office, studio or garden room.







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

*David Paul Davis*

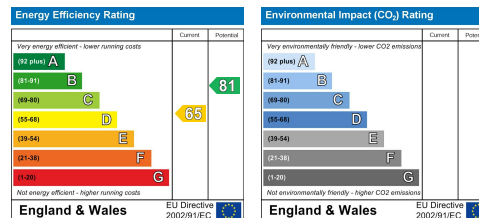
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.



Information on tenant permitted fee's can be accessed via the link below [www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)

**22 Church Road, Rainford, St Helens, WA11 8HE**  
**T: 01744 885753**  
**sales@daviddaviesestateagent.co.uk**  
**lettings@daviddaviesestateagent.co.uk**  
**www.daviddaviesestateagent.co.uk**