



22, Singleton Avenue, St. Helens, WA11 9DA

Offers Over £250,000

*David
Davies* Collection



22, Singleton Avenue, St. Helens, WA11 9NA

- EPC: B
- Council Tax Band: B
- Five Bedrooms Plus Loft Conversion
- Stunning Open Plan Kitchen Diner
- Spacious Garden With Fieldland Views To The Rear
- Tenure: Leasehold, 96 Years Remaining
- Large End Terraced Property
- Two Brand New Bathrooms
- Large Living Room With Media Wall
- Driveway For Multiple Cars

An exceptionally spacious and beautifully modernised 5-bedroom family home, boasting an incredible open-plan kitchen/diner, high-spec finishes throughout, and uninterrupted field views to the rear.

Formerly two separate terraced houses, the property has undergone extensive renovations to create one impressive and beautifully presented family home. The property boasts fantastic kerb appeal, featuring a charming porch and a large driveway providing off-road parking for at least four vehicles. The ground floor has been fully plastered and redecorated with new flooring throughout, while solid oak doors run throughout the entire property adding a high-quality finish.

Upon entering, you are welcomed by an entrance hallway leading to a spacious open-plan living room complete with a stylish media wall, creating the perfect space for relaxing or entertaining. To the rear is a stunning modern open-plan kitchen diner with integrated appliances, along with a separate utility room for added convenience.

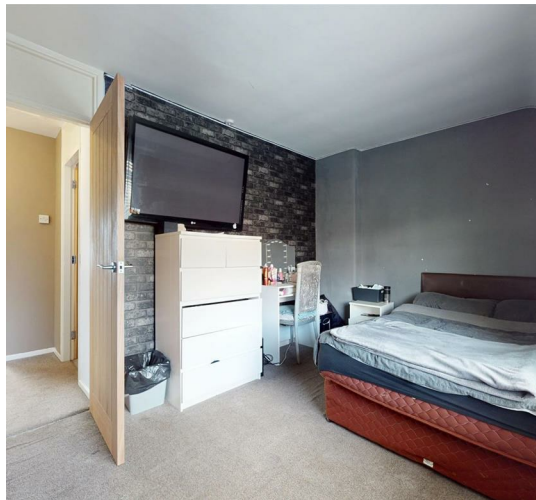
A particularly unique feature of the home is the presence of two staircases providing access to the first floor. From the first landing on the left-hand side is a beautifully fitted modern shower room and two double bedrooms, with one bedroom providing access through to the second landing.

The second landing, which can also be reached via the other staircase, leads to two further double bedrooms, a modern three-piece family bathroom and an additional single room ideal for a home office or dressing room.

From this landing, stairs lead to the loft room, currently used as a sixth bedroom, offering flexible space for a variety of uses.

Externally, the property benefits from a large rear garden with lawn and flagged seating areas, finished with a bar ideal for entertaining. The garden enjoys complete privacy with stunning open field views







David Davies

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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			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	