



123, Moss Bank Road, Moss Bank, WA11 7DF

Asking Price £290,000

David
Davies
Collection

123, Moss Bank Road, Moss Bank, WA11

7DF

- EPC: TBC
- Council Tax Band: B - St Helens
- Freehold
- End Terrace Property With No Chain
- Three Reception Rooms Including Conservatory
- Large Modern Kitchen
- First Floor Family Bathroom & Ground Floor W.C
- Three Bedrooms
- Block Paved Driveway For 2/3 Vehicles
- Stunning Farmland Views

Situated on an elevated position along the ever-popular Moss Bank Road, this exceptional three-bedroom end-terrace property is offered with 'No Onward Chain' and enjoys breathtaking open farmland views to both the front and rear. Extended to the rear and deceptively spacious throughout, the property offers accommodation more akin to a large semi-detached home, making it a rare and highly desirable opportunity.

Immaculately presented and maintained to a high standard, the property benefits from uPVC double glazing, gas central heating and solar panels, contributing towards reduced running costs. The ground floor begins with an entrance porch which opens into a front reception room. This flexible space could be utilised as a formal hallway, home office, additional sitting room or playroom, depending on individual requirements.

A central hallway then leads to a convenient ground floor WC and continues through to the impressive open-plan living and dining room. Beautifully decorated and flooded with natural light, this space flows seamlessly into the stunning modern fitted kitchen, installed in recent years and offering ample cupboard space while enjoying uninterrupted views across the rear garden and surrounding countryside. Both the dining area and kitchen provide direct access into the orangery, a wonderful addition to the home and an ideal place to relax.

To the front of the property there is off-road parking for multiple vehicles, with open grassland opposite ensuring privacy and unobstructed views. To the rear, the property truly comes into its own, with a flagged patio area perfect for outdoor seating and entertaining, a detached garage providing excellent storage, and steps leading down to a generously sized, private lawned garden that overlooks open fields, creating a peaceful and scenic setting rarely found.

With its commanding position, outstanding views, generous living space and immaculate presentation, this superb home must be viewed ASAP.





Floorplan To Follow



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



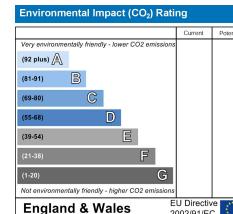
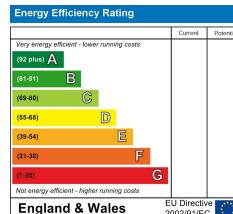
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make 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

22 Church Road, Rainford, St Helens, WA11 8HE

T: 01744 885753

sales@daviddaviesestateagent.co.uk

lettings@daviddaviesestateagent.co.uk

www.daviddaviesestateagent.co.uk

