



**14, Ash Grove, St. Helens, WA11 8DU**

Offers Over £700,000

*David  
Davies*  *Collection*



## 14, Ash Grove, St. Helens, WA11 8DU

- Tenure: Freehold
- Council Tax Band: F
- EPC: TBC
- Five Bedroom Detached Bungalow
- First Floor Annex For Separate Living
- Circa 2,960.08 Square Feet
- Three Bathrooms
- Large Private Driveway With Detached Garage
- Substantial Plot
- Large Rear Garden

Situated on the highly regarded Ash Grove in Rainford, this truly exceptional detached bungalow occupies a substantial and private plot, offering a level of space and versatility that rarely becomes available. Extended and enhanced with a full first-floor addition, the property provides remarkably flexible accommodation, ideal for multi-generational living, dependent relatives, or those simply seeking generous living space.

The home offers extensive accommodation comprising five bedrooms, four reception rooms and three bathrooms, along with a kitchen diner and separate utility room, resulting in an impressive and adaptable floorplan.

Approached via a sweeping, paved driveway providing off-road parking for well over five vehicles, the property is discreetly screened by mature, high hedging, ensuring a high degree of privacy. A detached garage further enhances the practicality of the frontage.

Internally, the ground floor briefly comprises an entrance porch leading into a spacious central hallway, a generous front living room, and a stunning modern kitchen diner fitted with high-quality worktops and integrated appliances. There are four well-proportioned double bedrooms to this level, alongside a contemporary shower room and a four-piece family bathroom. To the rear, a dining room leads through to a useful utility room, adding further convenience.

The first floor has been thoughtfully designed to function almost as a self-contained apartment. This level offers a living room leading into a further reception room, a full kitchen and dining area, an additional modern living space, and a final double bedroom complete with en-suite facilities—ideal for dependent living or guest accommodation.

Externally, the rear garden is equally impressive, offering a large, private outdoor space bordered by mature hedging. Two separate flagged patio areas provide ideal seating and entertaining spaces, while a generous lawned area completes this outstanding garden.







GROSS INTERNAL AREA  
 FLOOR 1: 165 m<sup>2</sup>, FLOOR 2: 110 m<sup>2</sup>  
 TOTAL: 275 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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*David Paul Davis*

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

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

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