

4, Delph Hollow Way, St. Helens, WA9 5GP

Asking Price £399,950

David Davies Collection



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- EPC: C
- Council Tax Band: E
- Leasehold - 977 Years Remaining
- Residential Development On A Substantial Plot
- Four Spacious Bedrooms, Two With En-Suitea
- Stunning Open-Plan Kitchen Diner & Central Island
- Redecorated Throughout With New Carpets Fitted
- Conservatory Overlooking Beautiful Rear Garden
- Double Integral Garage & Driveway
- Generous Private Garden

David Davies Sales & Lettings Agent are delighted to present to the market this impressive four-bedroom detached family home, occupying a generous plot within a highly sought-after and exclusive residential development.

Rarely do properties of this size and quality become available for sale. Boasting excellent kerb appeal, the property enjoys a manicured front garden, a spacious driveway providing off-road parking for multiple vehicles, and a double integral garage.

The accommodation briefly comprises a welcoming entrance hallway, a spacious living room, and a stunning open-plan kitchen diner featuring a central island and integrated appliances, creating the perfect hub for modern family living. A ground floor WC, internal access to the double garage, and a bright conservatory overlooking the rear garden complete the ground floor accommodation.

To the first floor, a galleried landing provides access to four well-proportioned bedrooms. The impressive principal suite benefits from generous proportions and a private en-suite shower room, whilst a second double bedroom also enjoys en-suite facilities. The remaining bedrooms are served by a stylish four-piece family bathroom.

The property has been further enhanced by significant recent improvements, including brand-new carpets fitted throughout the living room, staircase, landing, and all four bedrooms. In addition, the home has been fully redecorated within the last year, creating a fresh and contemporary feel throughout.

Externally, the rear garden is a standout feature, offering a large lawned area, decked seating space, and ample room for outdoor entertaining, family activities, or simply relaxing in peaceful surroundings.

Ideally positioned close to excellent schools, local amenities, and major transport links, this outstanding home offers an exceptional opportunity for families seeking space, quality, and a prestigious location.

EPC: C























GROSS INTERNAL AREA
FLOOR 1 120.1 m² FLOOR 2 76.7 m²
TOTAL : 196.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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