



25 Celandine Way, St. Helens, WA9 4ZG
£389,950



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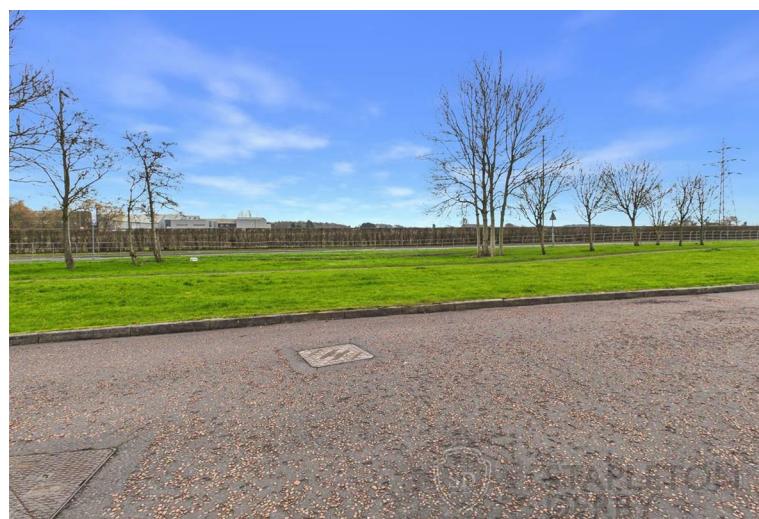
Set in a prime position in a tranquil cul-de-sac on Celandine Way, New Bold, this stunning detached house offers a perfect blend of modern living and serene surroundings. With picturesque views over open fields at the front, this property is an ideal haven for families seeking both comfort and style.

Upon entering, you are greeted by an immaculate interior that boasts three spacious reception rooms, providing ample space for relaxation and entertainment. The heart of the home is undoubtedly the large open-plan living area, which seamlessly connects to a contemporary kitchen. This well-designed space features bi-fold doors that invite natural light and create a seamless transition to the outdoor area, perfect for summer gatherings. The kitchen is equipped with a central island, making it a delightful spot for family meals and socialising. Additionally, a convenient utility room and a downstairs WC enhance the practicality of this home. The multi fuel burning stove gives the room a perfect finish.

The first floor comprises four generously sized bedrooms, ensuring that everyone has their own personal space. Two well-appointed bathrooms serve the upper level, providing comfort and convenience for family living.

Outside, the property benefits from driveway parking for two vehicles, adding to the ease of daily life. Both front and rear gardens have a lovely, low maintenance artificial turf finish with a range of planters. This home is not just a place to live; it is a lifestyle choice, offering a peaceful retreat while being close to local amenities.

In summary, this immaculate detached house on Celandine Way is a rare find, combining spacious living areas, modern conveniences, and beautiful views, making it an ideal choice for families looking to settle in a welcoming community.





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	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		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales					

IMPORTANT NOTICE TO PURCHASERS

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