

28, St. Anns Road, West Park, WA10 4AP

£395,000

David Davies Collection



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- EPC: C
- Freehold
- Sitting Room & Larger Reception Room
- Three Good Sized Bedrooms
- Small Garage & Driveway Parking
- Council Tax:- D - St Helens
- Stunning Extended Detached Home
- Spectacular Open-Plan Kitchen Diner
- Two Bathrooms
- Highly Sought-After Location

David Davies Sales & Lettings Agent are delighted to present this absolutely stunning three-bedroom detached family home, situated on the highly sought-after St Anns Road.

Substantially extended to the rear and occupying a generous plot, this exceptional property is immaculately presented throughout and offers the perfect blend of stylish modern living and spacious family accommodation.

The property enjoys an attractive garden frontage, driveway parking and the added benefit of a garage. Ideally positioned close to the Dam, Taylor Park and the local golf course, this wonderful home enjoys a highly desirable setting with excellent opportunities for outdoor recreation right on its doorstep.

Internally, the welcoming entrance hallway leads to a charming front sitting room, while a further spacious living room features a striking central log burner, creating a warm and inviting space for relaxing. From here, the accommodation flows beautifully into the true heart of the home — a spectacular open-plan kitchen and dining extension.

This impressive rear extension has been thoughtfully designed for modern family living and entertaining, incorporating a stylish seating area, generous dining space and contemporary fitted kitchen. Multiple French doors open directly onto the raised decking and rear garden, allowing the indoor and outdoor spaces to seamlessly connect.

The ground floor is further complemented by a practical utility room and convenient ground floor WC.

To the first floor, the landing provides access to three generous bedrooms, together with a stunning modern family bathroom, finished to an excellent contemporary standard.

Externally, the fabulous mature rear garden is a real highlight of the property. Beautifully established and offering an excellent degree of privacy, the garden features raised decking, providing the perfect space for outdoor dining, entertaining or simply relaxing while enjoying the attractive surroundings

EPC: C









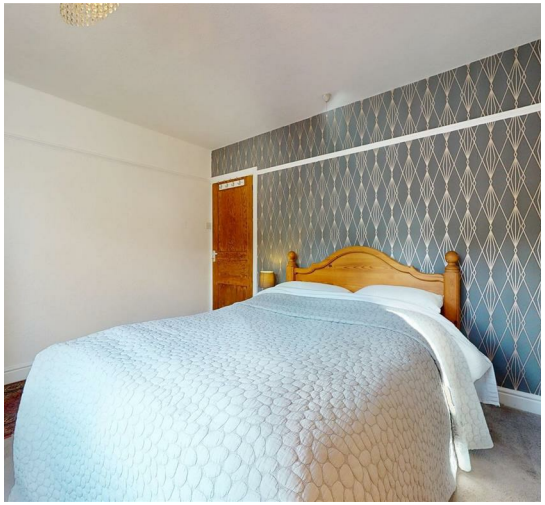




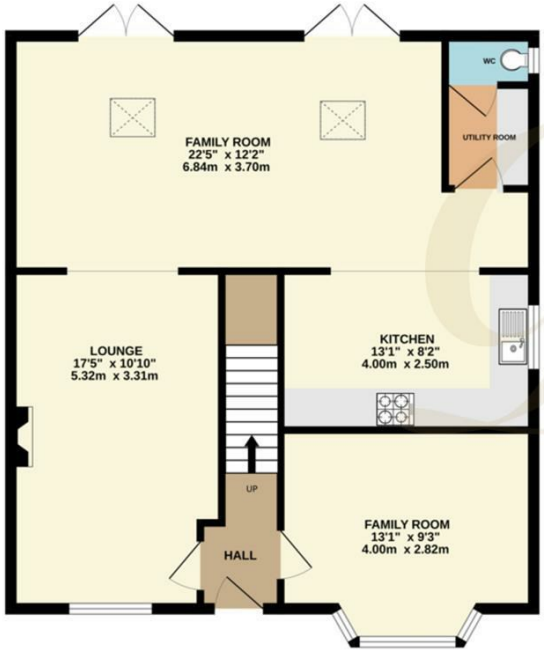




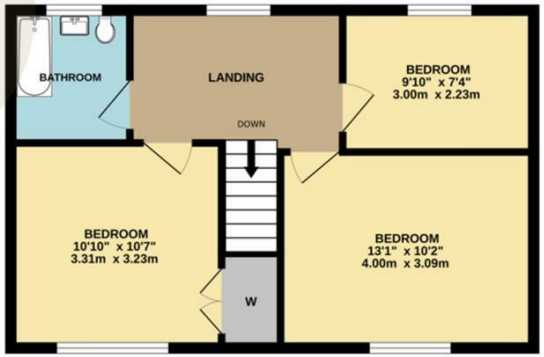




GROUND FLOOR



1ST FLOOR





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