


**140, Kiln Lane, St. Helens, WA10 4RB**

Offers Over £300,000

David Davies Collection



# 140, Kiln Lane, St. Helens, WA10 4RB

- Tenure: Freehold | EPC: C | Council Tax Band: D
- Extended Semi Detached Home
- Three Generous Bedrooms
- Substantial Plot
- Driveway Parking For Mulitple Cars
- Two Reception Rooms
- Open Plan Kitchen Diner
- Ground Floor WC
- Stunning Modern Family Bathroom
- Large Rear Garden

We are delighted to present this charming traditional extended semi-detached family home, ideally positioned in the heart of the ever-popular Eccleston. Beautifully combining character with modern family living, the property offers spacious and versatile accommodation throughout, finished to a high standard and perfectly suited to growing families.

Upon entering, you are welcomed into a tastefully decorated living room, featuring an attractive bay window which floods the space with natural light. To the rear, there is a further family room alongside a separate home office, with patio doors opening directly onto the garden, creating a wonderful connection between indoor and outdoor living. The impressive extended dining kitchen provides a fantastic sociable space, fitted with a range of quality units and integrated appliances, ample storage and convenient access to the rear garden. A useful guest cloakroom completes the ground floor.

To the first floor, a feature landing provides access to three generous bedrooms, complemented by a stylish modern family bathroom, finished to a contemporary standard.

Externally, the property continues to impress with an excellent-sized rear garden, featuring an extensive lawn and paved patio area, offering the perfect setting for family activities, outdoor entertaining or simply relaxing during the warmer months. To the front, a driveway provides ample off-road parking.

The location is another significant advantage, with the property conveniently positioned close to highly regarded Ofsted-rated schools, local shops, everyday amenities and excellent transport links.

Combining generous living space, a quality extended kitchen and a sought-after Eccleston location, this is a fantastic family home that deserves an early viewing.

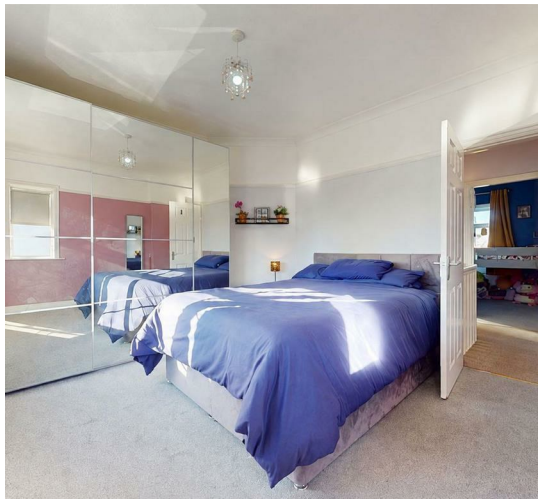
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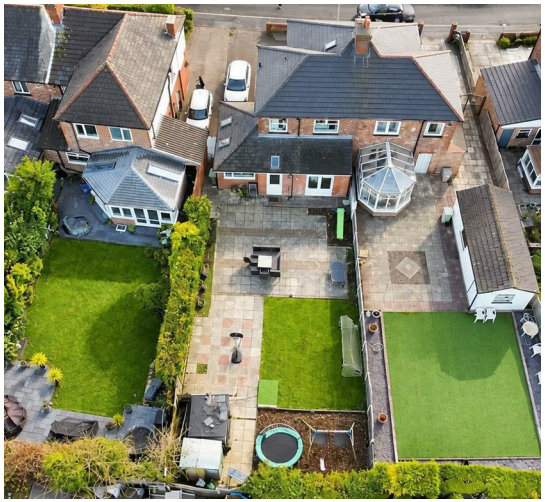














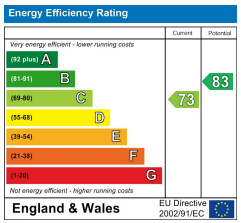


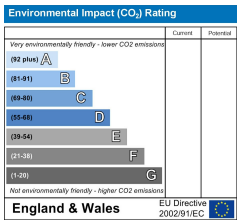





Family Room
6.80m x 3.80m
(22'4" x 12'6")
Dining Kitchen
3.74m x 4.60m
(12'3" x 15'1")
WC
1.14m x 1.37m
(3'9" x 4'6")
Storage
Hallway
1.57m (5'2") max
x 1.78m (5'10")
Lounge
3.54m x 3.82m
(11'7" x 12'6")
Porch
1.96m x 2.00m
(6'5" x 6'7")
Bedroom 2
2.93m x 3.58m
(9'7" x 11'9")
Bedroom 3
2.70m x 2.05m
(8'10" x 6'9")
Landing
1.68m x 4.65m
(5'6" x 15'3")
Bathroom
2.56m x 1.90m
(8'5" x 6'4")
Bedroom 1
3.52m x 3.80m
(11'7" x 12'6")


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


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
83
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC