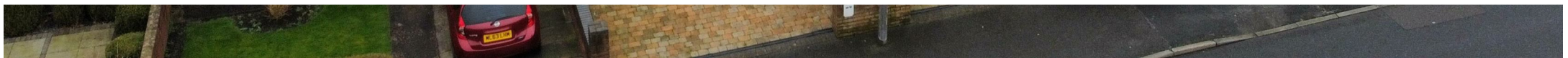




**123, Moss Bank Road, Moss Bank, WA11 7DF**

Asking Price £290,000

*David  
Davies* Collection



# 123, Moss Bank Road, Moss Bank, WA11 7DF

- EPC: B
- Council Tax Band: B - St Helens
- Freehold
- End Terrace Property With No Chain
- Three Reception Rooms Including Conservatory
- Large Modern Kitchen
- First Floor Family Bathroom & Ground Floor W.C
- Three Bedrooms
- Block Paved Driveway For 2/3 Vehicles
- Stunning Farmland Views

Situated on an elevated position along the ever-popular Moss Bank Road, this exceptional three-bedroom end-terrace property is offered with 'No Onward Chain' and enjoys breathtaking open farmland views to both the front and rear. Extended to the rear and deceptively spacious throughout, the property offers accommodation more akin to a large semi-detached home, making it a rare and highly desirable opportunity.

Immaculately presented and maintained to a high standard, the property benefits from uPVC double glazing, gas central heating and solar panels, contributing towards reduced running costs. The ground floor begins with an entrance porch which opens into a front reception room. This flexible space could be utilised as a formal hallway, home office, additional sitting room or playroom, depending on individual requirements.

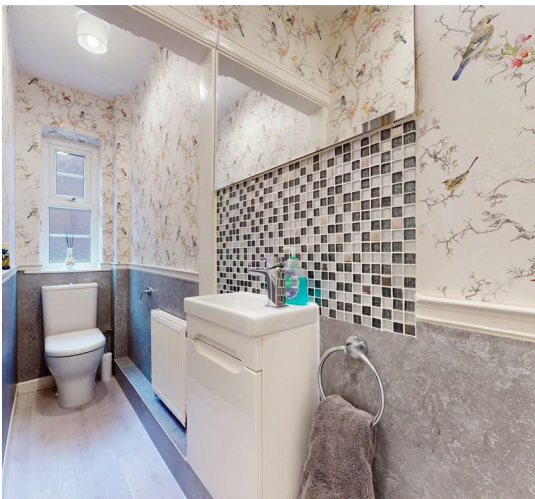
A central hallway then leads to a convenient ground floor WC and continues through to the impressive open-plan living and dining room. Beautifully decorated and flooded with natural light, this space flows seamlessly into the stunning modern fitted kitchen, installed in recent years and offering ample cupboard space while enjoying uninterrupted views across the rear garden and surrounding countryside. Both the dining area and kitchen provide direct access into the orangery, a wonderful addition to the home and an ideal place to relax.

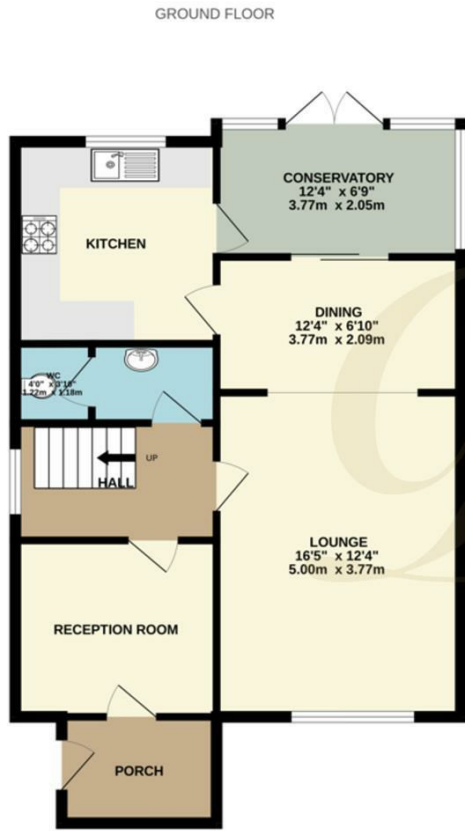
To the front of the property there is off-road parking for multiple vehicles, with open grassland opposite ensuring privacy and unobstructed views. To the rear, the property truly comes into its own, with a flagged patio area perfect for outdoor seating and entertaining, a detached garage providing excellent storage, and steps leading down to a generously sized, private lawned garden that overlooks open fields, creating a peaceful and scenic setting rarely found.

With its commanding position, outstanding views, generous living space and immaculate presentation, this superb home must be viewed ASAP.

EPC: B







**David Davies**

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

*David Paul David*

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	