



**50, Broad Lane, St. Helens, WA11 7NP**

Offers Over £350,000

*David  
Davies*  *Collection*



## 50, Broad Lane, St. Helens, WA11 7NP

- EPC: TBC
- Council Tax Band: D
- Two Double Bedrooms
- Modern Open Plan Kitchen Diner
- Newly Laid Driveway
- Tenure: Freehold
- Stunning Detached Character Property
- Stunning Four Piece Family Bathroom
- Large Front & Rear Garden
- Close To Billinge Village & Countryside Walks

Broad Lane in Moss Bank is a highly desirable location, offering beautiful surrounding countryside, scenic walks around Carr Mill Dam, and excellent commuter links—making it easy to see why homes here rarely come to market.

Built in the 1950s, this beautiful home seamlessly blends character features with modern living, creating a stylish property ready to move straight into.

Set behind tall hedges for privacy, the property is approached via a newly laid driveway, with a well-maintained front lawn and colourful planting leading to the welcoming entrance. Inside, a bright and airy hallway with large windows providing brightness and setting the tone.

At the heart of the home is a spacious open-plan kitchen, complete with a central island, shaker-style units, oak worktops, and Belfast sink. Flooded with natural light and enjoying garden views, this space is perfect for both everyday living and entertaining, with ample room for dining and seating.

The living room offers a warm and cosy retreat, enhanced by feature décor and a multi fuel burner fireplace focal point, with French doors opening onto the garden, creating a seamless indoor-outdoor connection.

Upstairs, the property offers two generous double bedrooms, including a peaceful principal bedroom with woodland views, and a luxurious family bathroom featuring a freestanding bath and walk-in rainfall shower.

A useful additional room provides storage or potential for further development, with scope to create a third bedroom or extend (subject to planning).

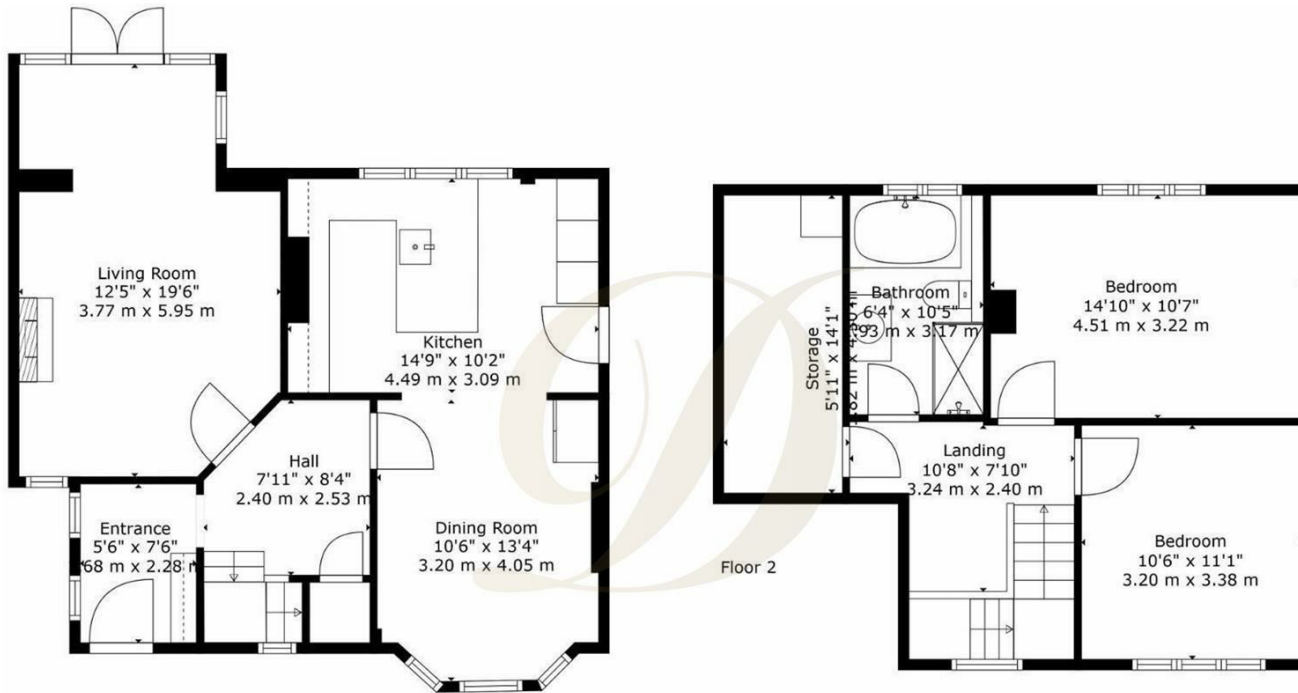
Externally, the substantial rear garden is a true highlight—private, sun-filled, and beautifully positioned, with a patio, lawn, and established trees, ideal for relaxing and entertaining.

Located close to Billinge village, with its shops, cafés and pubs, as well as excellent schools and transport links, this home offers the perfect balance of tranquillity and convenience.

EPC: TBC







Floor 1

Floor 2

**TOTAL: 1098 sq. ft, 102 m2**  
 FLOOR 1: 643 sq. ft, 60 m2, FLOOR 2: 455 sq. ft, 42 m2  
 EXCLUDED AREAS: STORAGE: 16 sq. ft, 2 m2, LOW CEILING: 63 sq. ft, 6 m2  
 For Illustrative Purposes Only, Measurements Are Highly Reliable But Not Guaranteed.



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*David Paul Davies*

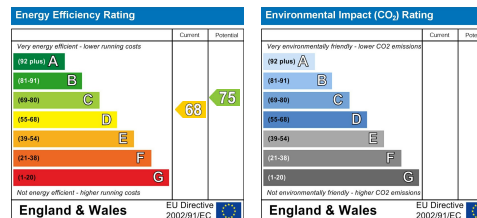
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