



**83, Freckleton Road, St Helens, WA10 3AS**

Offers In Excess Of £295,000

*David  
Davies* Collection



## 83, Freckleton Road, St Helens, WA10 3AS

- EPC: D
- Council Tax Band: C - St Helens
- Leasehold - 901 Years Remaining
- Extended Semi Detached Property - 1227.08 Square Footage
- Two Spacious Reception Rooms
- Three Bedrooms & Additional Loft Room
- First Floor Family Bathroom & Ground Floor Bathroom
- Driveway For Two Cars And Garage
- Gardens To Front And Rear - Low Maintenance & Bar At The Rear
- Close To Local Amenities

We are delighted to present to the market this beautifully presented, extended three-bedroom semi-detached family home, offering an impressive combination of space, style and modern-day practicality.

Upon entering, you are welcomed by a generous hallway that immediately creates a bright and inviting first impression. The ground floor accommodation has been thoughtfully arranged to suit contemporary family living, comprising a stylish sitting room and a spacious lounge flowing through to the dining area — an ideal setting for both everyday relaxation and entertaining guests.

The well-appointed kitchen is fitted with modern cabinetry, quality integrated appliances and ample work surfaces, providing both functionality and aesthetic appeal. Uniquely, the ground floor further benefits from both a shower room and a separate bathroom, offering excellent flexibility for busy households and multi-generational living.

To the first floor, the property offers three well-proportioned bedrooms, each benefitting from built-in wardrobes to maximise storage. Additional loft space provides further practical storage with potential for future development, subject to the necessary consents.

Externally, the private rear garden has been designed with enjoyment in mind, featuring decked and patio seating areas ideal for outdoor dining, entertaining or family time. A standout feature is the versatile garden room positioned at the rear, complete with outdoor seating and a bar area — creating a superb additional space for socialising, hobbies or relaxing.

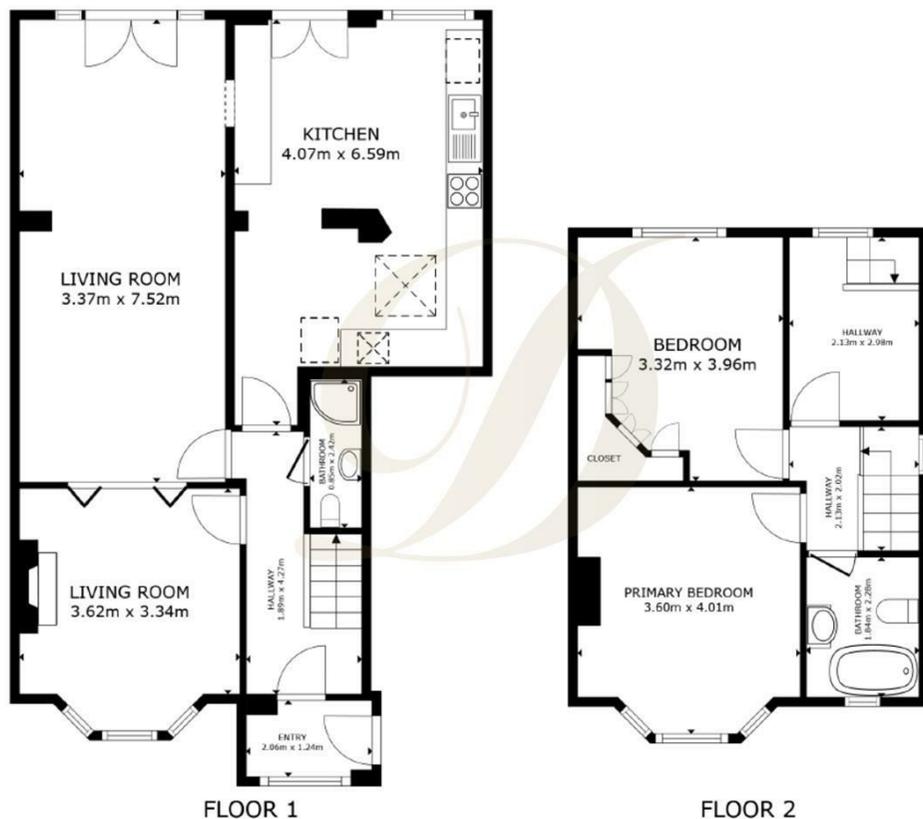
The property also benefits from off-road parking and a garage, providing secure vehicle storage and further practicality.

Situated within a highly regarded residential area, close to reputable schools, local amenities, parks and excellent transport links, this impressive home offers convenience alongside a welcoming community setting.

EPC: D







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 Davis*

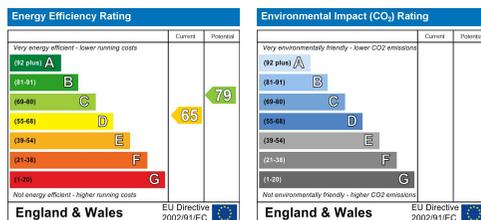
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**22 Church Road, Rainford, St Helens, WA11 8HE**  
**T: 01744 885753**  
**sales@daviddaviesestateagent.co.uk**  
**lettings@daviddaviesestateagent.co.uk**  
**www.daviddaviesestateagent.co.uk**

