



235, Dentons Green Lane, Dentons Green, WA10 6SA

Offers Over £580,000

*David
Davies* Collection



**235, Dentons Green Lane, Dentons Green,
WA10 6SA**

- EPC: C
 - Freehold - No Onward Chain
 - Retained Period Features Throughout
 - Five Double Bedrooms Across Three Floors
 - Bespoke Open Plan Kitchen With Bi-Folds
- Council Tax Band: E - St Helens
 - Imposing Victorian Semi-Detached
 - Master Bedroom With Ensuite & Underfloor Heating
 - Landscaped Garden With Outdoor Kitchen & Bar
 - Driveway Parking With EV Charging Point

~ NO ONWARD CHAIN *~*

David Davies Sales & Lettings are delighted to welcome to market this impressive Victorian semi-detached family home, seamlessly blending an abundance of original period features with high-specification modern finishes. This truly remarkable property offers generous accommodation set over three floors, showcasing a sympathetic renovation that has retained the home's character whilst introducing contemporary elegance.

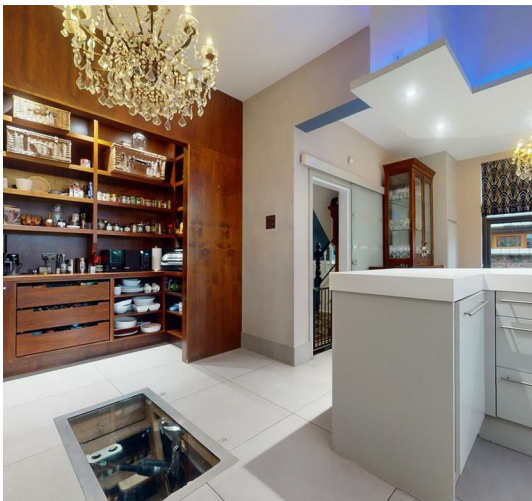
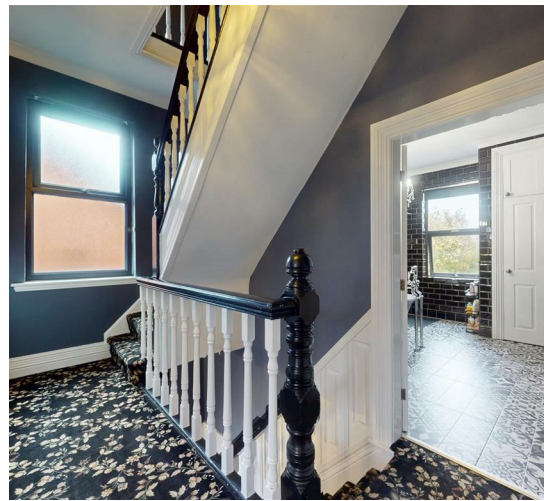
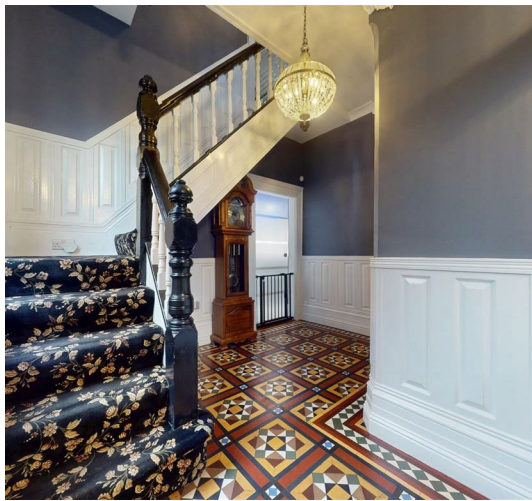
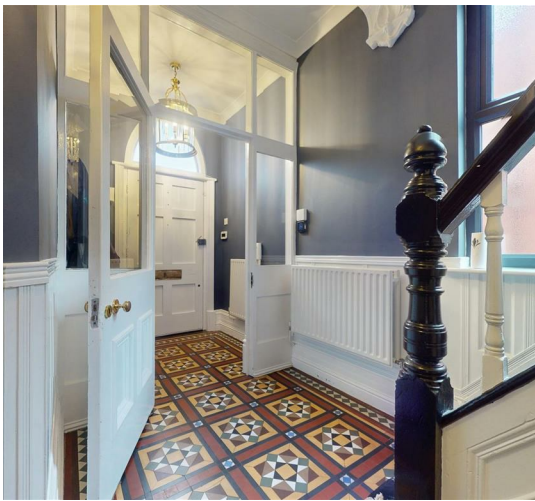
The ground floor begins with a welcoming porch featuring original 'Minton' tiled flooring, leading into a grand hallway with panelled walls and a sweeping staircase. To the front, a bay-fronted living room is centred around a multi-fuel burner, providing the perfect setting for cosy evenings. The heart of the home lies to the rear, where a stunning bespoke open-plan kitchen and living space is revealed. Fully fitted with a range of integrated appliances, Corian stone worktops, a walnut pantry, and a 'Quooker' tap, the space is further enhanced by underfloor heating, a media wall, and full-width bi-fold doors opening onto the garden—creating an exceptional area for entertaining. From here, there is also access to the cellar.

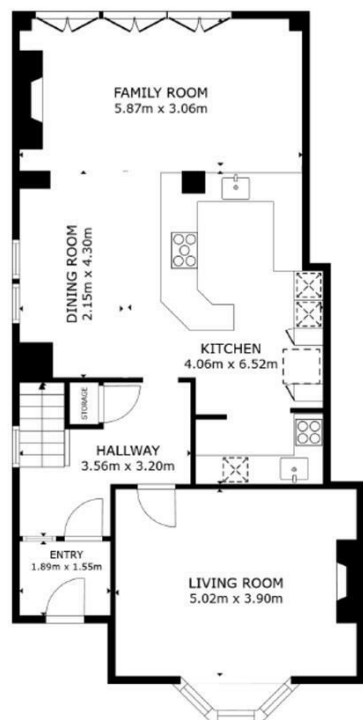
To the first floor, the principal bedroom boasts a luxurious newly fitted en-suite with underfloor heating, alongside a further double bedroom and a newly fitted family bathroom. The second floor offers three additional double bedrooms and a convenient WC, ideal for larger families or visiting guests.

Externally, the rear garden has been landscaped for low maintenance with Italian tiling, artificial lawn, and a superb outdoor kitchen complete with pizza oven and an outbuilding which would be perfect for a bar or a home office . Ample external lighting and power points make this space perfect for year-round entertaining. To the front, a gated paved driveway provides secure off-road parking, complete with an EV charging point.

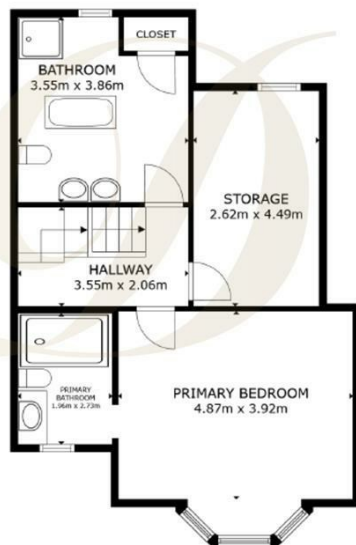
EPC: C



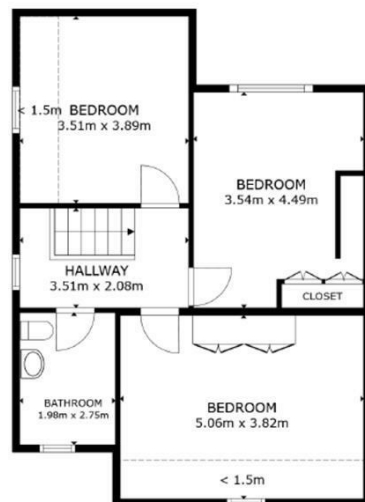




FLOOR 1



FLOOR 2



FLOOR 3



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

David Patrick Davies

