



167, Hinckley Road, St. Helens, WA11 9JX

Asking Price £260,000

*David
Davies* Collection



167, Hinckley Road, St. Helens, WA11 9JX

- Council Tax Band: B
- EPC:TBC
- Tenure: Leasehold
- Three Bedroom Semi Detached Property
- Rear Kitchen Extension
- Stunning Open Plan Kitchen Diner
- Driveway Parking For Two Cars
- Utility Room & WC
- Private Rear Garden
- Four Piece Family Bathroom

This absolutely stunning three-bedroom semi-detached property is immaculately presented throughout and offers the perfect example of modern open-plan living, with the added benefit of a private rear garden.

The standout feature of this home is the full-width rear extension, which has been thoughtfully opened up to create a beautiful contemporary kitchen diner with additional living space. This impressive area features a central island, quartz worktops, and ample storage, making it the true heart of the home. Two sets of French doors open directly onto the rear garden, allowing natural light to flood the space and creating a seamless indoor-outdoor flow.

The ground floor comprises an entrance porch, a well-presented front living room, and the stunning open-plan kitchen diner. The garage has been partially converted, providing a useful utility room and ground floor WC, while still retaining valuable storage space.

To the first floor, the landing provides access to three generously sized bedrooms and a large, modern four-piece family bathroom, finished to a high standard.

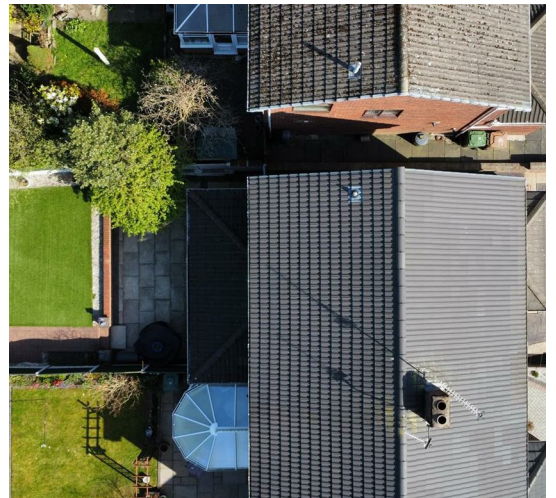
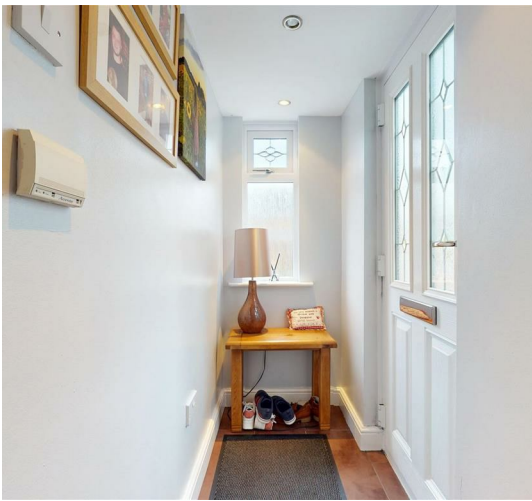
Externally, to the front of the property there is driveway parking for two vehicles. There is also access to the garage via the electronic roller garage door.

To the rear, the home enjoys a private, low-maintenance garden featuring ample seating areas and artificial lawn, ideal for relaxing and entertaining. There is also external water tap and external electric points for ease of outdoor maintenance.

This exceptional home combines style, space, and privacy, and early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

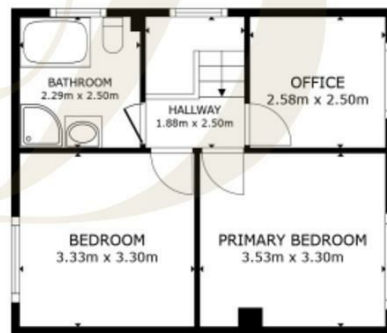
EPC: TBC







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 59.7 m² FLOOR 2 41.0 m²
 TOTAL : 100.7 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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David Paul Davis

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Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC			



Information on tenant permitted fee's can be accessed via the link below www.daviddaviesestateagent.co.uk/tenant
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