

1, Percival Way, St. Helens, WA10 4GX

Asking Price £350,000

David Davies Collection



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- Tenure: Freehold| Council Tax Band: D| EPC: TBC
- Sought-After Percival Way Location
- Two Ground Floor En-Suite Bedrooms
- Master Bedroom With En-Suite
- Large Private Rear Garden
- Five Bedroom Detached Family Home
- Extended & Garage Conversion
- Newly Fitted Modern Kitchen
- Substantial Corner Plot & Driveway
- EV Charging Point & Hive System.

David Davies Sales & Lettings Agent are delighted to bring to the market this impressive five-bedroom detached family home, occupying a substantial corner plot in the highly sought-after and rarely available location of Percival Way. Significantly extended and further enhanced by a garage conversion, the property offers exceptionally versatile accommodation, including two ground-floor double bedrooms, both with en-suite facilities and completed to building regulations. This makes it particularly appealing to larger families, multi-generational households or buyers seeking the convenience of ground-floor living.

The property benefits from a hive system, EV charging point, gas central heating, double glazing and a generous amount of off-road parking, alongside attractive front gardens and a substantial, private rear garden.

Internally, the accommodation begins with a welcoming entrance hallway leading to the front lounge, which flows through to a separate dining room. The newly fitted modern kitchen provides an extensive range of wall and base units, offering excellent storage and preparation space, while a separate utility room and additional storage enhance practicality.

The ground floor is a real highlight, with two spacious double bedrooms created through the extension and garage conversion, each benefiting from its own en-suite. This arrangement provides excellent flexibility for those requiring accessible accommodation, while also offering scope for alternative uses.

To the first floor are three further bedrooms, including a master bedroom with en-suite facilities, together with a family bathroom.

Externally, the large, secluded rear garden features a lawn and an extensive flagged seating area, creating an ideal setting for outdoor dining, entertaining friends and family, or simply relaxing during the warmer months. The corner position further enhances the property's sense of space.

This property can be used for residential purposes only.

EPC: TB





















Floorplan To Follow



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