



65 Kiln Lane, St. Helens, WA10 6AH

Asking Price £450,000



**STAPLETON  
DERBY**

\*\*\* OPEN DAY - FRIDAY 17TH JULY, 12PM - 2PM ALL WELCOME\*\*\*

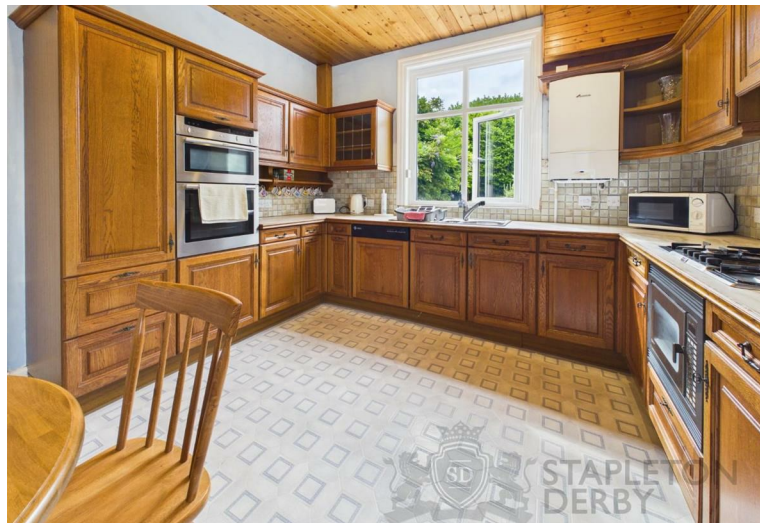
New to the sales market is this beautiful four-bedroom detached family home, perfectly positioned on the ever-popular Kiln Lane in the sought-after area of Dentons Green. Bursting with character and an abundance of original period features, this outstanding property offers a rare opportunity to acquire a truly special home.

The attractive double bay-fronted façade provides superb kerb appeal, setting the tone for the spacious and well-presented accommodation within. The ground floor comprises a welcoming porch leading into a generous entrance hallway, a charming dining room, an elegant living room, a fitted kitchen, along with a practical utility room and a convenient downstairs WC. To the first floor are three well-proportioned double bedrooms, a fourth single bedroom, and a modern four piece family bathroom, providing ample space for growing families.

Externally, the property continues to impress with a driveway providing off-road parking, a well-maintained front lawn, and side access leading to the rear garden. The mature rear garden offers a wonderful outdoor retreat, featuring a patio area ideal for entertaining, established planting, and a versatile detached brick outbuilding which has the potential for a variety of uses. There is also a storage shed and a hidden seating area too.

Homes of this calibre, retaining such an array of period charm while offering generous family accommodation in this highly desirable location, rarely come to the market. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

Tenure: Freehold.





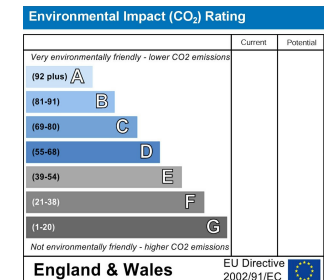
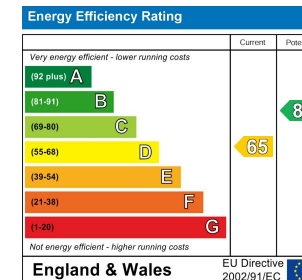
STAPLETON  
DERBY





STAPLETON  
DERBY

**Stapleton Derby**  
**497 Warrington Road Rainhill, Merseyside, L35 0LR**  
**Tel: 0151 430 0717**  
**office@stapletonderby.co.uk**  
**www.stapletonderby.co.uk**



**IMPORTANT NOTICE TO PURCHASERS**

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.