



62 Walmesley Road, St. Helens, WA10 5JP

Asking Price £355,000



Situated in the heart of Ecclestone, this beautifully extended property offers the perfect blend of practical family living and stylish modern design, with further potential for expansion. The location is ideal, providing excellent access to local transport links, a wide range of amenities, and convenient motorway connections.

On arrival, the home welcomes you through a spacious porch and into a bright entrance hallway, complete with built-in storage for coats and everyday items. A downstairs WC adds convenience, while the generous living room offers a cosy retreat for family relaxation. The property also benefits from a separate utility room and a small boot room with internal access to the garage. The true center piece of the home lies at the rear, where a stunning open-plan kitchen, dining and snug area features vaulted ceilings and large double bi-folding doors that open directly onto the garden, creating a seamless indoor-outdoor living experience.

To the first floor, there are three well-proportioned double bedrooms, including one with a walk-in wardrobe, and a spacious family bathroom finished to a high standard. The converted attic provides a fourth double bedroom with excellent head height and natural light, along with the potential to further develop the space into an en-suite or additional dressing area, subject to necessary consents.

Externally, the property boasts off-road parking, a neatly maintained front lawn, and access to the garage. To the rear, the garden and patio area continue the home's sense of space and flow, providing a perfect setting for outdoor entertaining or relaxing with family.

Offered as Freehold and with an EPC rating of D, this superb family home combines comfort, practicality, and future potential in one of St. Helens' most desirable locations. Viewings are highly recommended to fully appreciate everything this home has to offer.



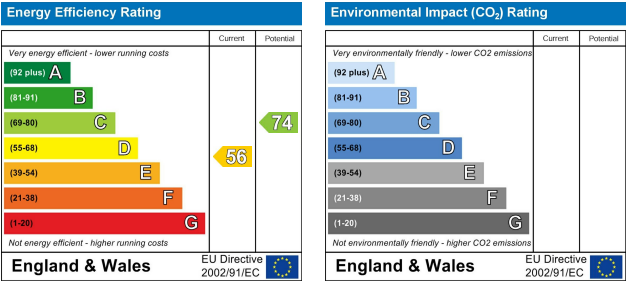






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