



**STAPLETON
DERBY**

4 Hard Lane, St. Helens, WA10 6TJ

Asking Price £339,995



Set in one of St. Helens' most historically rich and architecturally charming neighbourhoods, 4 Hard Lane is a distinguished period home that offers far more than just a place to live—it's a rare opportunity to own a piece of the town's heritage. Surrounded by elegant properties that date back to the Victorian era and earlier, the house stands proudly among a collection of homes known for their distinctive period detailing, generous proportions, and enduring character.

Recently, the property has undergone a meticulous renovation, carefully restoring and enhancing its most significant original features while introducing high-quality modern finishes throughout. The interior layout is both practical and well-balanced, featuring a welcoming entrance hallway, a bright front living room, a second lounge to the rear, a stylish ground-floor bathroom, and an open-plan kitchen with a connected dining area perfect for modern living. Upstairs, the first floor offers four well-proportioned bedrooms, one benefiting from a sleek en-suite, alongside a beautifully finished family bathroom. From the intricate mosaic-tiled flooring in the hallway to the bespoke sash windows, Victorian radiators, high ceilings, and elegant architraves and skirting, every detail inside this home has been chosen to celebrate its period charm while providing contemporary comfort.

Externally, the house is just as impressive. The newly fitted wrought-iron railings at the front complement the home's character, while to the rear, a generous paved garden catches the sun throughout the day—ideal for outdoor dining and relaxing.

Hard Lane offers not only a beautifully restored home but a lifestyle enriched by local history, excellent schools, green open spaces, and strong transport links. This is a property that truly blends timeless character with modern family living.

Floor Plan



IMPORTANT NOTICE TO PURASERS

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.

Accommodation

- FULLY RENOVATED HOME
- PERIOD FEATURES RETAINED
- FOUR SPACIOUS BEDROOMS
- TWO MODERN BATHROOMS
- ORIGINAL MOSAIC FLOORING
- SASH WINDOWS INSTALLED
- VICTORIAN-STYLE RADIATORS
- LARGE SUN TRAP GARDEN
- PRIME HISTORIC LOCATION
- EXCELLENT TRANSPORT LINKS

Viewing

Please contact our Stapleton Derby - St Helens Office on 01744 883 322 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

