



30 Bleak Hill Road, St. Helens, WA10 4RR
£385,000

 **STAPLETON
DERBY**

A brilliantly extended home located on the desirable Bleak Hill Road in St. Helens with fantastic proportions throughout. This impressive semi-detached house offers a perfect blend of space and comfort, making it an ideal family home. With FOUR generously sized bedrooms, including a master suite with an en suite bathroom, this property is designed to accommodate the needs of modern living.

The ground floor features a welcoming hallway that leads to two spacious reception rooms, perfect for entertaining guests or enjoying family time. The extended kitchen boasts a breakfast area and a utility room, providing ample space for culinary adventures and everyday tasks. Additionally, a convenient shower room is located on the ground floor, enhancing the practicality of the home.

Upstairs, you will find a well-appointed family bathroom serving the three additional bedrooms, ensuring that everyone has their own space. The property has been thoughtfully extended to the rear and includes a double-storey extension to the side, making it significantly larger than many of its local competitors. It even has a loft conversion too, providing an optional fifth bedroom but currently used for storage.

Outside, the rear garden opens up to scenic views, overlooking a charming trickling stream, creating a tranquil oasis for relaxation, wildlife and outdoor activities. The property also benefits from parking for up to four vehicles, a valuable asset in this sought-after area.

Situated within the catchment area for Bleak Hill Primary School, this home is perfect for families looking for quality education options nearby. With no onward chain, this property is ready for you to move in and make it your own. This is a must-see home that combines space, style, and a prime location, making it an exceptional opportunity in the St. Helens market.





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Stapleton Derby

1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD

Tel: 0151 430 0717 01744 889 999

office@stapletonderby.co.uk

www.stapletonderby.co.uk



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

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.