



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PURCHASERS
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