



# STAPLETON DERBY



Kiln Lane, St. Helens, WA10 6AH

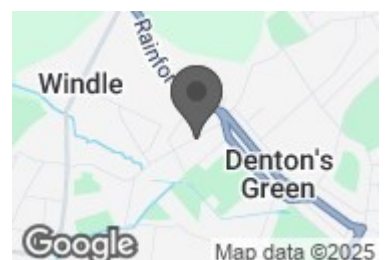
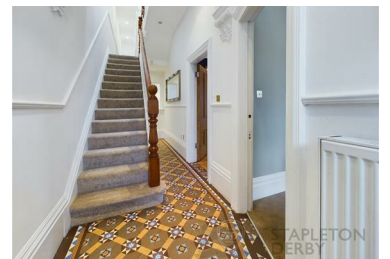
Offers Over £450,000



New to the sales market and offered with no onward chain is this beautiful semi detached home on Kiln Lane. The current owners have perfectly blended character features with contemporary styling and the house truly is in "turn-key" condition. Nestled in the charming area of Dentons Green, this delightful property boasts an attractive bay front, enhancing its curb appeal and inviting you into a warm and welcoming home.

Inside, you will find two spacious reception rooms, ideal for both relaxation and entertaining guests. Both rooms have a feature fireplace, and the lounge has a lovely bay flooding in natural light. The ground floor also features a convenient cloakroom/WC, adding to the practicality of the layout. The heart of the home is undoubtedly the high-spec kitchen, which comes complete with integrated appliances and a central island, making it a dream for any culinary enthusiast. The room has a space for dining and also a relaxing seating area too with French doors out onto the garden.

- Stunning Character Semi Detached
- High Spec Kitchen With Feature Central Island
- Loft Room Used As 5th Bedroom With En Suite Shower Room
- Second Reception Room
- Perfect Blend Of Character & Contemporary Features
- Beautifully Presented Throughout
- Four Bedrooms, En Suite To Master
- Bay Fronted Lounge
- Open Plan Kitchen Into Dining Area
- EPC - D



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