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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(A) (92-100)
Energy efficient	(B) (81-91)
Decent	(C) (61-80)
Below average	(D) (51-60)
Average	(E) (41-50)
Below average	(F) (31-40)
Very poor energy efficiency - higher running costs	(G) (1-30)
Current	39
Potential	65
Environmental Impact (CO ₂) Rating	

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(A) (92-100)
Energy efficient	(B) (81-91)
Decent	(C) (61-80)
Below average	(D) (51-60)
Average	(E) (41-50)
Below average	(F) (31-40)
Very poor energy efficiency - higher running costs	(G) (1-30)
Current	50
Potential	73
Energy Efficiency Rating	

Energy Efficient Rating & Environmental Impact (CO₂) Rating



Sales & Lettings Agent



42 Cowley Hill Lane, Cowley Hill

Asking price £329,950

A rare opportunity to purchase a substantial period home, built around 1862, with fabulous accommodation arranged over three floors and situated on a prime raised position on the sought after Cowley Hill Lane suburb of St Helens. This property boasts a wealth of original features in virtually every room, along with a professionally landscaped garden which is simply a plant lovers delight! With its array of trees and shrubs which provide such choice of colour throughout the seasons. The accommodation briefly comprises; entrance vestibule, large reception hallway, sitting room, middle lounge, large 'Everest' conservatory, dining room (currently used as an 'Art' room), rustic dining kitchen, large utility room, first floor landing to second utility/cloaks, four double bedrooms, with the master bedroom having en suite. There is also a large family bathroom and a second staircase to an attic room/fifth bedroom. The property has a mix of original and secondary double glazed windows, gas central heating, rear parking, double garage, large useable cellar, beautiful well stocked and established gardens. Viewing is a must to truly appreciate this stunning freehold period property which has full conveyancing history available!

EPC:E

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The property briefly comprises:

Ground Floor Outer Hallway

From imposing pillared entrance with entrance light, original arched window over the front door with glazed surround, dado rail, inset doormat, inner entrance coach lighting, feature stained and leaded window and surround to the door leading to the:

Large Reception Hallway

Spacious and 'L' shaped with doors leading off to the: living room, dining room and kitchen. From here the staircase leads to the first floor accommodation with feature brass stair rods, mahogany handrail, decorative woodwork, cornice, dado rail, decorative ceiling rose, twin panel radiator and heating control panel.

Sitting Room (front) (19' x 14') 5.79m x 4.27m

This room is accessed from the reception hallway via an original panel door and has many original features to include; a feature sash bay window to the front with garden outlook, a fabulous original high coved ceiling, school style radiator, cornice, picture rail, deep skirting boards, built in shelving and superb original fire place.

Dining Room/Art Room (17'4 x 14'5) 5.28m x 4.39m

This room is accessed from the hallway via an original panel door and has wonderful original features to include; two sash windows to the front, an original fireplace with inset arched surround and a living flame gas fire, original floor boards, shelving to the alcoves, school style radiator, ornate cornice, picture rail, ceiling rose, deep skirting boards and arched recess with double wall lights. From here an original door leads to the rear living room.

Breakfast Kitchen (13'5 x 11'10) 4.09m x 3.61m

The kitchen is fitted with a 'Shaker' style arrangement of units with under cabinet lighting, space for a range cooker, 2 bowl sink with mixer tap, space for a larder fridge, space for a table and chairs, integrated dishwasher, 'Amtico' flooring and a UPVC double glazed window to the side with an outlook of the side garden and an original high coved ceiling.

Rear Hallway

With steps leading from the main hall into this rear hallway and doors leading to the living room, cloak room, utility kitchen, cellar and rear garden, this hallway has a tiled floor and a radiator.

Rear Living Room (16'10 x 12'7) 5.13m x 3.84m

Currently used as an office, with a window to the rear with secondary UPVC double glazing, this room boasts a feature fire place with wooden surround, an arched inset and living flame gas fire, ceramic tiled floor, shelving to the alcoves and a recess with access to the dining room. There are UPVC french doors leading to the:

Conservatory (16' x 9'6) 4.88m x 2.90m

A fabulous large 'Everest' conservatory built of brick and UPVC double glazed construction with blue sky, clear

double glazed roof, tiled floor with French doors and a single door out to the fantastic garden and a door leading back into the rear hallway.

Utility Room (10'9 x 8'7) 3.28m x 2.62m

With UPVC double glazing, ceramic tiled floor and a modern 'Shaker' style range of units and complementary work tops, a Belfast' sink and space for a chest and upright freezers.

Cloak Room

With UPVC double glazed window, this room is fitted with a low level w.c and a wash basin. There is also extensive hanging space, shelving, a heated towel rail heater and a ceramic tiled floor.

Cellar

Fitted with a Belfast sink, power sockets, lighting, central heating boiler and utility meters.

Mezzanine Landing

Stairs from the main hallway lead to this mezzanine floor, with doors leading to the fourth bedroom, family bathroom and laundry room. There is a turned access which leads to stairs to the first floors, with features to include; a feature arch window with etched ruby leaded surround, dado rail and decorative ceiling rose.

Bedroom Four (14'4 x 12'7) 4.37m x 3.84m

With a window to the rear, fireplace, shelving to the alcoves, built in cupboards and a double radiator.

W.C

With a side window with etched glazing, high quality low level w.c, dado rail, shelving and double radiator.

Laundry Room

With UPVC double glazed window to the rear, plumbing for an automatic washing machine, space for a tumble dryer, modern fitted units with a complementary work surface, immersion heater, insulated hot water cylinder and Mira pump for the power shower.

Family Bathroom

With an etched glazed window to the rear, this family bathroom comprises; half tiling, fully tiled shower cubicle with Mira power shower, bath with grab rail, inset sink, storage cupboard with shelving, ceramic tiled floor, double radiator and access to the secondary loft area.

First Floor Landing

With stairs leading from the mezzanine floor, skylight window, ceiling rose and doors leading to the second, third and master bedrooms. There are also stairs leading to the second floor.

Master Bedroom (14' x 15'6) 4.27m x 4.72m

With arched windows and a decorative balcony to the front which overlooks the front garden, this master bedroom, like all further bedrooms boasts an array of

original features to include; feature fireplace, built in shelved double cupboard, cornice, picture rail, ceiling rose, double radiator along with the controls for the under floor heating in the en suite and a door leading to the:

En Suite

With arched window to the side with apricot etched glazing, this en suite has half tiling, a fully tiled shower cubicle, which is fitted with a Triton electric shower and down lighting, a wash basin, ceiling rose, heated towel rail, double radiator and ceramic floor with under floor heating.

Bedroom Two (17'5 x 14'2) 5.31m x 4.32m

With two arched windows to the front, feature original fireplace with slate surround with an arched inset living flame gas fire, cornice, picture rail, two ceiling roses, wall lights, built in cupboard and two school style radiators.

Bedroom Three (12'4 x 11'10) 3.76m x 3.61m

With an arched window to the side, feature original fireplace, dado rail, ceiling rose, built in cupboard and school style radiator.

Second Floor

Stairs leading from the first floor.

Bedroom Five/Attic Room (11'4 x 17'4) 3.45m x 5.28m

With UPVC double glazed window to the rear, enclosed galleried staircase, feature fireplace, access to the extensive loft area, which has partial boarding and a modern skylight opening.

Rear Garden

This picturesque quintessential 'English' country garden is walled, not directly overlooked and boasts; an oval patio with a further seating area, an arched walkway from the garage to the house, well established borders and fruit trees, a garden shed built of brick, an 'Hartley Botanic' arched greenhouse and double gates which provide access for parking on the driveway. There is a door leading to the:

Double Garage

Which benefits from an 'up and over' door, lighting, power supply and security control. There is a window overlooking the garden and a courtesy light over the pedestrian exit.

COMPILED ON: 6th June 2016

POST CODE: WA10 2AD

TENURE: Believed to be

(Information is for guidance only and has been provided by the Seller. We are awaiting confirmation from the Sellers Solicitor)

