



80 Kiln Lane  
Dentons Green, St. Helens, WA10 6BA

Offers In Region Of £365,000

EPC Rating '70'





## Property Description

A skillfully extended semi detached family home located on a good size corner plot in this prime spot of the borough close to excellent schools and amenities including hairdressers, coffee shops and access to commuter links via the A580 East Lancashire road. This stunning four bedroom home is spacious, well proportioned and versatile providing comfortable living space for a growing family.

With a clever mix of traditional features and modern living, we think you will love this home.

The accommodation comprises:- Reception hallway with plenty of light via the large windows and parquet flooring, three good



size reception rooms, fitted and integrated kitchen, utility and cloakroom. The first floor two tiered landing leads to four bedrooms, family bathroom and a second shower room which is very useful.

Outside there are gardens to front, side and rear with off road parking via Coronation road and double gates with the added benefit of further ample driveway parking to the front.

Viewings are very much invited on this prime example of its type.



#### RECEPTION HALL

Porthole window, parquet flooring, stairs to the first floor, under stairs storage cupboard and radiator.

#### CLOAKROOM / UTILITY ROOM

Low level WC, hand basin set in vanity unit and ceramic floor tiles.



#### LOUNGE

11' 6" x 11' 3" (3.51m x 3.43m) Double glazed bay window, wood flooring, coved ceiling, wall light points, picture rail and radiator.

#### SITTING ROOM

12' 9" x 13' 6" (3.89m x 4.11m) Double glazed french door leading to the rear garden, parquet flooring, contemporary fire, wall light points and radiator.



#### DINING ROOM

13' 7" x 10' 9" (4.14m x 3.28m) Double glazed bay window.

#### FAMILY ROOM

17' 11" x 12' 3" (5.46m x 3.73m) Double glazed window and french doors, television point and radiator.

#### BREAKFAST KITCHEN



17' 10" x 13' 7" (5.44m x 4.14m) Two double glazed windows, range of wall and base units, integrated fridge, freezer, dishwasher and two ovens.

#### UTILITY ROOM

14' 8" x 11' 6" (4.47m x 3.51m) Stainless steel single drainer, larder cupboard, ceramic floor tiles and radiator.



#### LANDING

Two double glazed windows and tiered landing.

#### BEDROOM ONE

13' 8" x 13' 7" (4.17m x 4.14m) Double glazed window, walk in dressing room, built in wardrobes, coved ceilings and radiator.



#### BEDROOM THREE

13' 8" x 9' 2" (4.17m x 2.79m) Double glazed window, fitted wardrobes and radiator.



#### BEDROOM FOUR / STUDY

10' 4" x 9' 2" (3.15m x 2.79m) Double glazed bay window and radiator.

#### BATHROOM

Double glazed window, low level WC, pedestal wash basin, sunken bath, partially tiled walls and radiator.

#### SHOWER ROOM

Double glazed window, step in shower cubicle, fully tiled walls and heated towel rail.

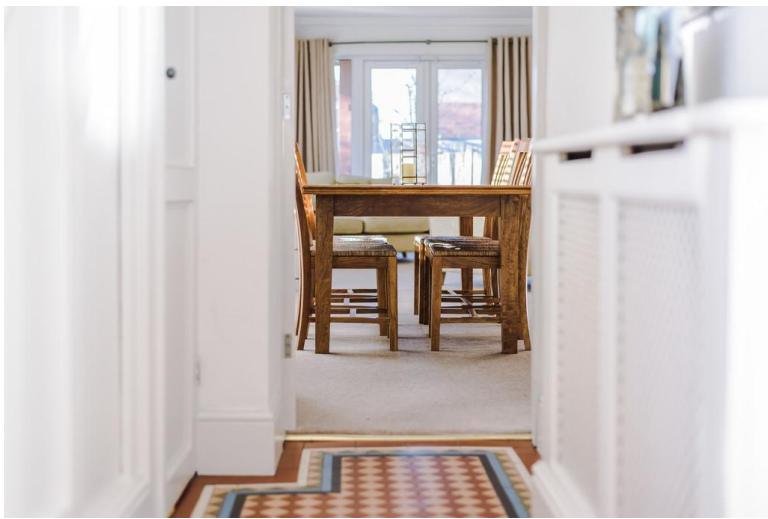
#### FRONT GARDEN

Paved driveway, brick borders and gated access.



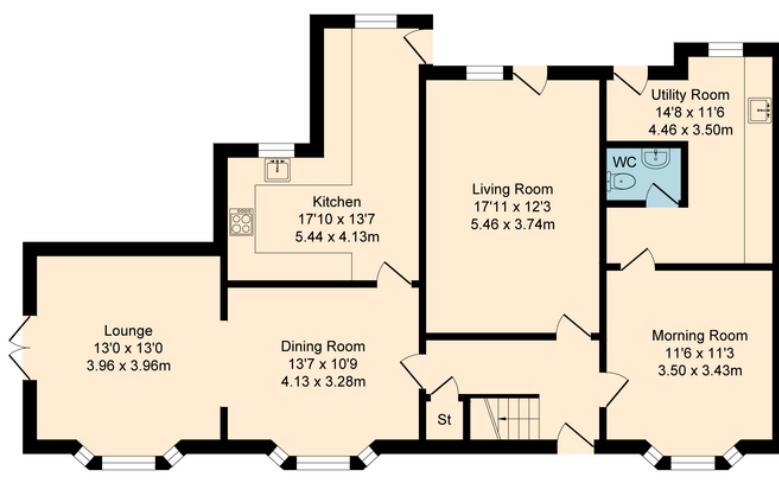
## REAR GARDEN

Lawned area, fence boundaries, mature flower, tree and shrub borders,

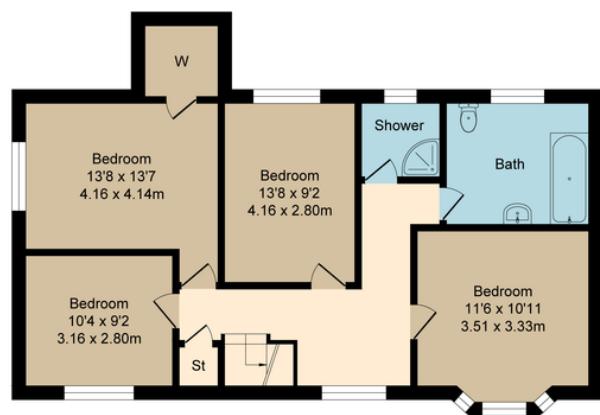


**Kiln Lane**  
**Total Approx. Floor Area 2002 Sq.ft. (186.0 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

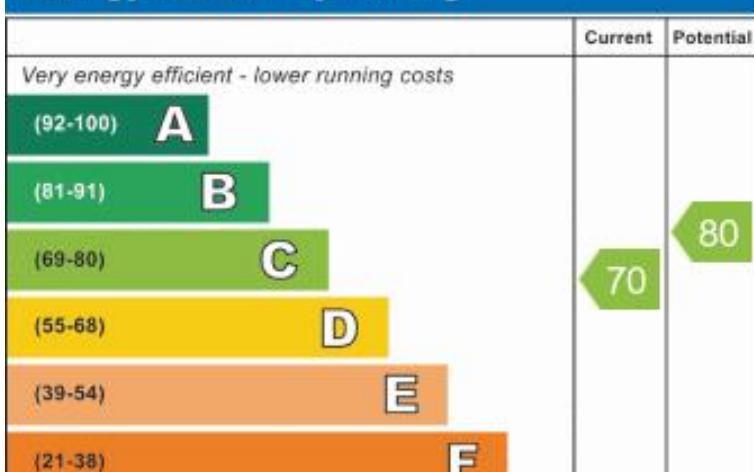


Approx. Floor  
Area 1173 Sq.Ft  
(109.0 Sq.M.)



Approx. Floor  
Area 829 Sq.Ft  
(77.0 Sq.M.)

### Energy Efficiency Rating



21 Hardshaw Street  
St Helens  
Merseyside  
WA10 1RD

[www.jbbleach.com](http://www.jbbleach.com)  
info@jbbleach.com  
01744 22816

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements