



*149 Woodlands Road, St Helens, Merseyside. WA11
9DY.*

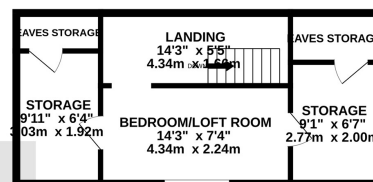
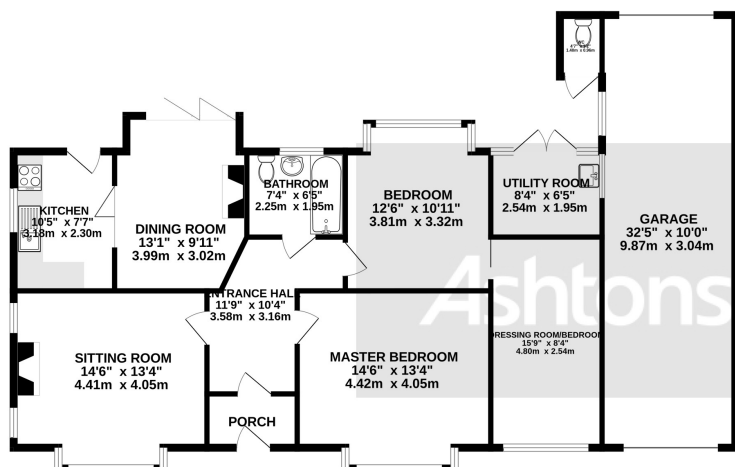
Offers Over £395,000

Large Detached Bungalow | Large Plot | Freehold | Council Tax Band - D | Potential To Build | Unique Opportunity | Popular Area | Outside WC |



GROUND FLOOR
1365 sq.ft. (126.8 sq.m.) approx.

1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 1712 sq.ft. (159.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Picturesque bungalow occupying and extremely large plot which has the potential for development (subject to planning permission and applications). This beautiful home offers spacious flexible living accommodation and in brief comprises : porch, entrance hallway, lounge, separate dining area, kitchen , three bedrooms, bathroom , utility and large garage. There is also a converted loft space currently used as a bedroom (no building regulations) with ample eaves storage space. The grounds surrounding this idyllic home offers a vast space and with that comes a lot of potential. The land around the plot comes with two access points which could be ideal for those looking to add another dwelling. The bungalow is situated within walking distance to Carr Mill Dam & Burgy Pond. It also comes with easy access to the East Lanes providing routes to both Liverpool and Manchester.

Overall to summarise we feel this home presents character, charisma and a lot of potential. Properties like this from experience tend to not often come available again for decades. We would recommend securing a viewing as early as possible to avoid missing out.



*Contact your local office
to arrange a viewing:*

Padgate: 01925 479334
Great Sankey: 01925 454300
Winwick: 01925 232146
Stockton Heath: 01925 453400
St.Helens: 01744 754120
Wigan: 01942 498862
Culcheth: 01925 764744
Ashton-In-Makerfield: 01942 364446
Newton-Le-Willows: 01925 907770
Commercial Office: 01925 907709
Lettings Head Office: 01925 873533
Financial Services: 01925 221234

Viewing Arrangements

Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property Details

These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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