



1 Headingley Close
St Helens, WA9 3YA



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Headingley Close

St Helens, WA9 3YA

Offer in the region of £379,995

Introducing this well-presented detached house, offered for sale in good condition and ideally suited for families. Set in a desirable location with convenient access to public transport links, schools, local amenities, and scenic nearby parks, this property combines comfort and functionality in a tranquil setting.

Upon entering, you are welcomed by a large entrance hall, providing a spacious and inviting introduction to the home. The ground floor features a generously proportioned reception room, benefitting from large windows that flood the space with natural light and offer pleasant views of the garden. The feature fireplace adds a touch of character and warmth, making it an ideal spot for both relaxation and gathering with family or guests.

The kitchen boasts a modern and neutral design with ample storage and worktop space, creating a practical environment for meal preparation. Natural light enhances the feeling of openness in this well-organised area.

Upstairs, the accommodation comprises four bedrooms, including a principal double bedroom with built-in wardrobes and an en-suite. There is another double bedroom, providing further flexibility for family members or guests. The property is also equipped with an additional en-suite bathroom and a downstairs cloakroom, ensuring convenience for busy households.

The outdoor space includes a private garden, perfect for enjoying time outdoors, along with a charming garden room that can be used as an additional sitting area, home office, or playroom.

With its modern touches, practical layout, and excellent location, this property presents an





Ground Floor

Entrance Hall

Lounge

5.63m x 3.64m (18' 6" x 11' 11")

Kitchen

3.14m x 5.62m (10' 4" x 18' 5")

Cloakroom

First Floor

Stairs & Landing

Bedroom One

4.56m x 3.71m (15' 0" x 12' 2")

En-Suite

Bedroom Two

3.19m x 3.02m (10' 6" x 9' 11")

Bedroom Three

3.21m x 2.50m (10' 6" x 8' 2")

Bedroom Four

2.62m x 2.05m (8' 7" x 6' 9")

Family Bathroom

External

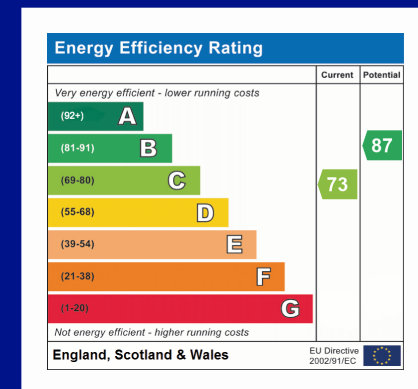
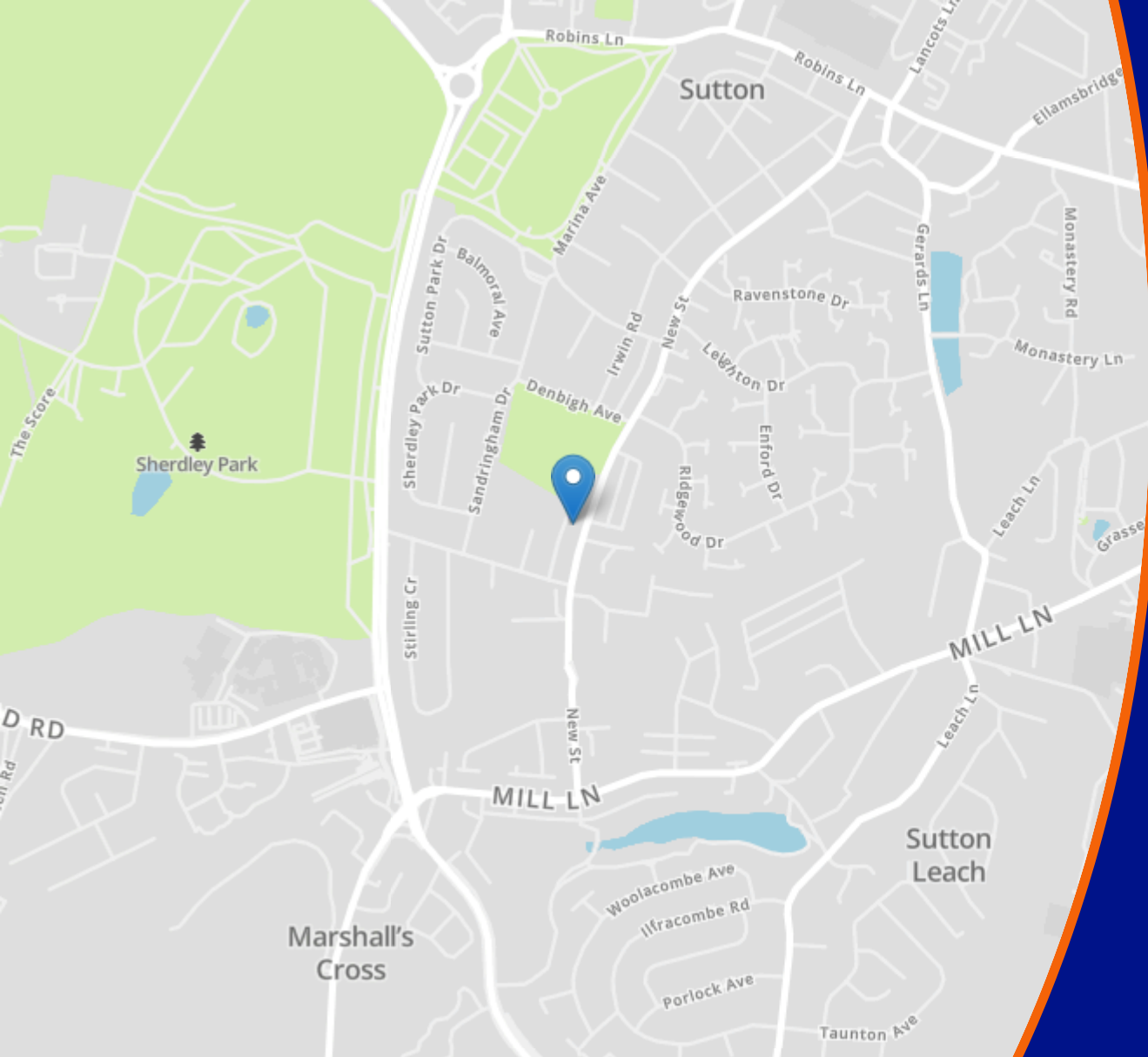
Front

Rear

Garden Room

2.67m x 5.22m (8' 9" x 17' 2")





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