



# *Kiln Lane, Dentons Green, St Helens.*

## *£285,000*

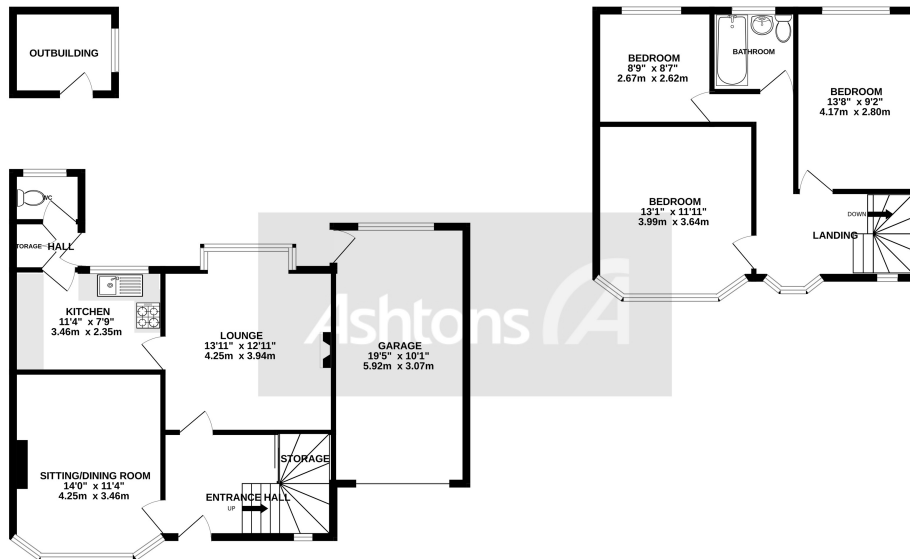
Period Property | High Ceilings & Period Features | Perfect Family Home | Attached Garage & Driveway | Popular Area | Stunning Garden | Freehold | Council Tax Band C |





GROUND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.

1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1299 sq.ft. (120.7 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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We present to the market this charming residence nestled in the picturesque residential area of Dentons Green. This delightful property offers a perfect fusion of modern comfort and timeless appeal. Boasting a prime location.

Step inside to discover a well-designed layout that maximizes space and functionality. The property comprises three bedrooms, a family bathroom, and a spacious living room, flawlessly blending style and comfort. The interior exudes elegance, featuring tasteful finishes and an abundance of natural light that creates a warm and inviting atmosphere.

The heart of the home is undoubtedly the dining/sitting room, which serves as a focal point for both entertainment and relaxation. The kitchen is equipped with ample storage, with access to the downstairs WC and stunning rear garden.

Outside, the property offers a well-maintained garden, a perfect spot for outdoor gatherings or simply enjoying the tranquility of the surroundings. Additionally, to the front of the property is a driveway and attached garage.

The property benefits from its proximity to local amenities, such as well-regarded schools, popular road links and shops, ensuring convenience for daily needs. The area is



*Contact your local office  
to arrange a viewing:*

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**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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