



**13, Oak Tree Road, Eccleston, WA10 5LJ**

**Asking Price £340,000**

*David  
Davies* **D** *Collection*

## 13, Oak Tree Road, Ecclestone, WA10 5LJ

- EPC:C
- Council Tax Band: C
- Freehold
- Detached Property
- Two Reception Rooms
- Two Bedrooms
- Conservatory
- Double Driveway
- Garage
- Great Location

David Davies Sales & Lettings Agent are delighted to bring to market one of the true double fronted detached bungalows of Oak Tree Road Ecclestone.

The property briefly comprises; Porchway, Entrance hallway, with relaxing lounge area. We have a separate dining room, which could certainly lend itself to bedroom number three if required, with utility room leading through. The fully fitted kitchen incorporating an extensive array of wall and base storage solutions with solid worktops. We have a stunning orangery overlooking the rear garden with French doors leading out.

The two double bedrooms both of great size, both rooms enjoying fully fitted wardrobes throughout. The family bathroom with double walk-in shower completes the property.

The property benefits from UPVC double glazing and gas central heating.

To the front of the property, we have a block paved private driveway with ample space for the family fleet, also enjoying integral garage facility.

To the rear of the property, we have a patio area and artificial turf laid to lawn, for those sunny days to entertain the family with the BBQ out and a few cheeky vinos in this veritable paradise of rear garden.

Not only is the property highly regarded but the surroundings are what bring so many people to the area. From popular schools, access to amenities, superb road links with some popular local pubs and fabulous walking trails.

EPC:C





GROUND FLOOR



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*David Paul David*

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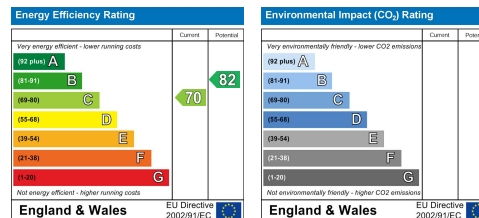
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