



**30, The Spires, Eccleston, WA10 5GA**

Offers In The Region Of £550,000

*David  
Davies* *Collection*



## 30, The Spires, Eccleston, WA10 5GA

- EPC; C
- Council Tax Band: E
- Two Spacious Reception Rooms
- Family Bathroom
- Off Road Parking
- Freehold
- Extended Detached Property
- Four Generous Sized Bedrooms
- Double Garage
- Great Location

David Davies Sales And Lettings Agent are the proud agent to bring to the sales market this executive, modern four bedroomed detached family home.

This lovely home boasts spacious accommodation throughout the ground and first floor. Internally the property offers everything a family would want. Along with spacious accommodation the property is also positioned on a generous plot, with a driveway and a double garage.

Being located in Eccleston this property is within close proximity to excellent primary and secondary schools and also popular restaurants and pubs. Within a short distance to the property is access to the A580 linking Liverpool and Manchester with ease. Local bus routes are close by to easily access St Helens town centre.

In brief the property comprises to the ground floor, entrance hallway, reception room, open plan kitchen and dining area with integrated appliances, utility room and W.C.

To the first floor there are four generous sized bedrooms, with fitted wardrobes and en-suite in the master bedroom. The family bathroom completes this floor.

To the rear of this home is a private and secluded rear garden which offers a mixture of seating and entertainment areas, paved patio area, laid to lawn garden, and can be accessed through to the front and rear of the property with access to the detached garage.

The rear garden is private with no property to the rear and at times enjoys squirrels and other such nature visits with lovely views to the field, which leads onto Mill Wood Nature Reserve.

Viewings are essential. Call our office today to arrange your viewing.

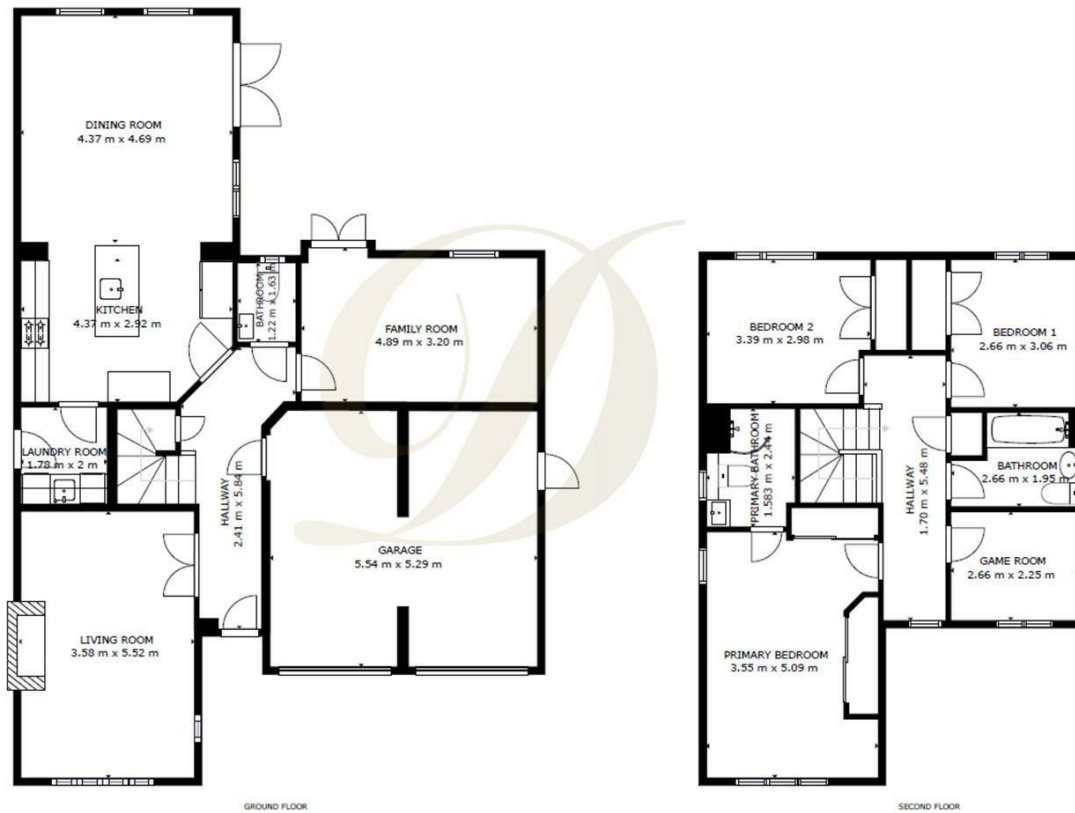
EPC: C











**David Davies**

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*David Paul Davies*

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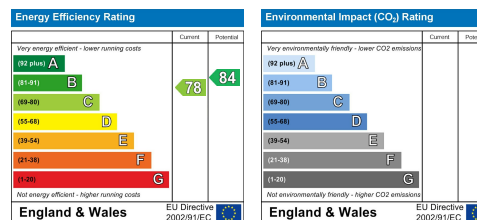
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