



26, Chelford Road, Ecclestone, WA10 5PL

Offers In The Region Of £445,000

*David
Davies* *Collection*

26, Chelford Road, Eccleston, WA10 5PL

- EPC:B
- Council Tax Band:E
- Freehold
- Stunning Detached Property
- Two Spacious Reception Rooms
- Four Good Sized Bedrooms
- Modern Kitchen Dining Area
- Conservatory
- Converted Double Garage To Gym/Gaming Area
- Front And Rear Gardens

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

This stunning and spacious property briefly comprises: a welcoming entrance / hallway, a spacious living room, modern kitchen with integrated appliances, dining area, conservatory, utility room, W.C and a double garage conversion which is currently utilised as a bedroom / gym.

As you step up to the first floor you will be greeted with the master bedroom with the added bonus of fitted wardrobes and an en-suite shower room. Then a further three double bedrooms, and a family bathroom which completes this floor.

We then move outside to a relaxing rear garden area which has artificial grass, and a slate paving area all set to entertain and enjoy our great British summers with friends and family.

To the front of the property, we have a turf laid to lawn, with a block paved double driveway.

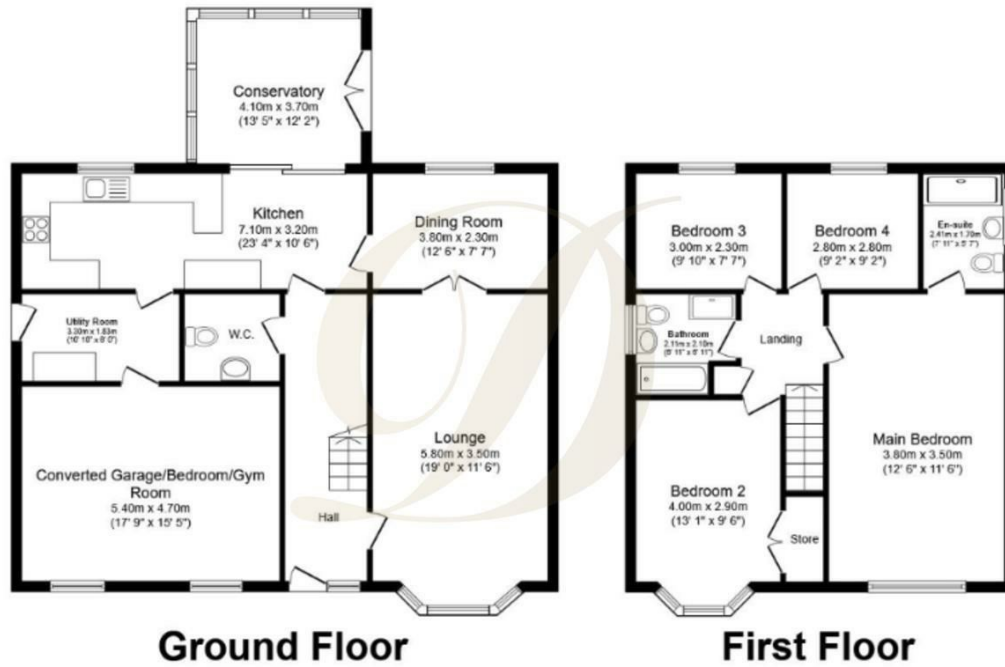
Sitting elegantly on this highly regarded and sought after development in Eccleston, this home was the former show home and is an asset to it's current owners, it is still in a show home condition and viewings are essential. Call us today to arrange your viewing. Not To Be Missed!

The property benefits from lots of local amenities, and primary and secondary schools all within proximity. With excellent transport links being ideally situated near the A580 with routes to Liverpool, Manchester and beyond.

EPC:B







Total floor area 172.1 sq.m. (1,852 sq.ft.) approx

David Davies

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Paul Davies

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



Information on tenant permitted fee's can be accessed via the link below www.daviddaviesestateagent.co.uk/tenant
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