



**164, Knowsley Road, Ecclestone, WA10 4PY**

**£185,000**

*David  
Davies* *Collection*

# 164, Knowsley Road, Eccleston, WA10 4PY

- EPC:D
- Council Tax Band:C
- Freehold
- Semi-Detached Property
- In Need Of Modernising
- Two Reception Rooms
- Three Bedrooms
- Off Road Parking For Two Cars
- Bay Fronted
- NO CHAIN

David Davies Sales and Lettings Agent are delighted to have the opportunity to bring to market this fabulous three bedroomed semi-detached property with NO CHAIN in a much sought-after area and rarely available position on Knowsley Road.

The property briefly comprises entrance hallway, two reception rooms with conservatory to the rear of the property overlooking rear garden.

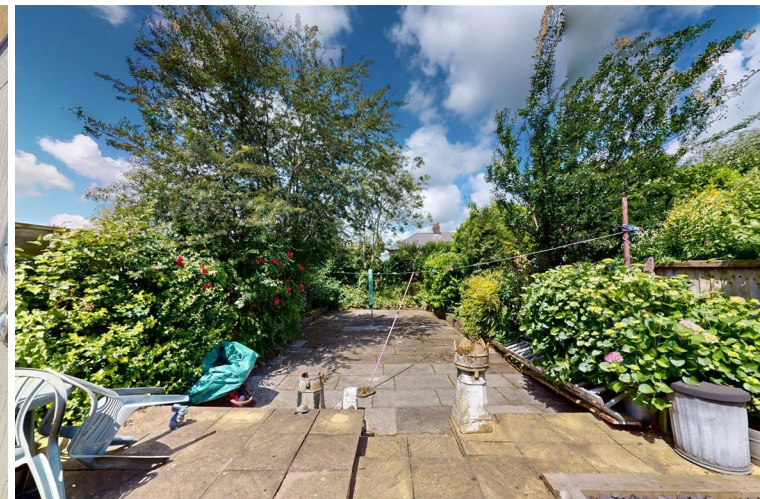
The kitchen with an extensive array of premium wall and base storage solutions, with premium solid worktops. The property requires slight modernisation, will make a fabulous family home.

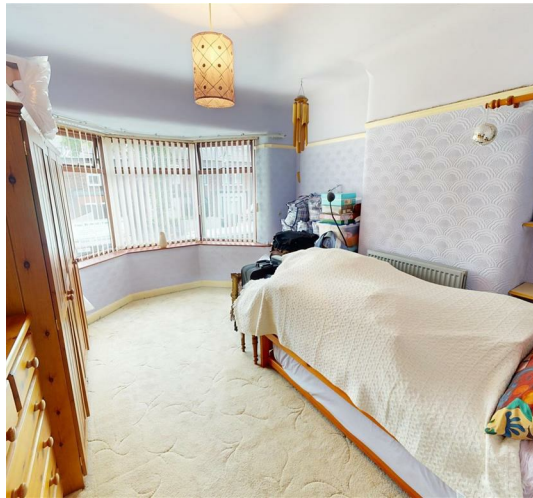
To the first floor three bedrooms, all of good size the family bathroom completes the first floor. The property benefits from gas central heating with double glazing.

To the front of the property, we have a private driveway with plenty of off-road parking. To the rear of the property a fabulous patio area paved all set to entertain and enjoy our summer months.

The property benefits from lots of local amenities, fabulous walking trails, some of the best local primary and secondary schools, with commuter links to Liverpool, Manchester and beyond.

EPC:D







**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 Davis*

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

**ALLISONS**

For life's meaningful moments

A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>				(81-91) <b>B</b>		
	(69-80) <b>C</b>				(69-80) <b>C</b>		
	(55-68) <b>D</b>				(55-68) <b>D</b>		
	(39-54) <b>E</b>				(39-54) <b>E</b>		
	(21-38) <b>F</b>				(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	82	England & Wales		EU Directive 2002/91/EC	66



Information on tenant permitted fee's can be accessed via the link below [www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)

**22 Church Road, Rainford, St Helens, WA11 8HE**  
**T: 01744 885753**  
**sales@daviddaviesestateagent.co.uk**  
**lettings@daviddaviesestateagent.co.uk**  
**www.daviddaviesestateagent.co.uk**