



**88, Kiln Lane, Ecclestone, WA10 4RJ**

Asking Price £500,000

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

## 88, Kiln Lane, Eccleston, WA10 4RJ

- EPC:C
- Council Tax Band:C
- Leasehold - 923 Years Remaining
- Modern Detached Property
- Large Extension
- Two Reception Rooms
- Family Bathroom, En Suite, Ground Floor W.C
- Four Bedrooms
- Low Maintenance Rear Garden With Bar
- Large Driveway

David Davies Sales and Letting Agent are delighted to have the opportunity to bring to market this stunning five bedroomed detached property in a much sought-after area and rarely available position on Kiln Lane.

The property briefly comprises: entrance hallway, three reception rooms, one currently utilised as a home office, lounge area and family room benefitting from wood burner stove, bi fold doors leading out to rear garden.

We have a ground floor cloakroom W/C. We move through to the kitchen with an extensive array of premium wall and base storage solutions, Island facility, with premium solid worktops. As we move through the kitchen, we have a utility room of great size.

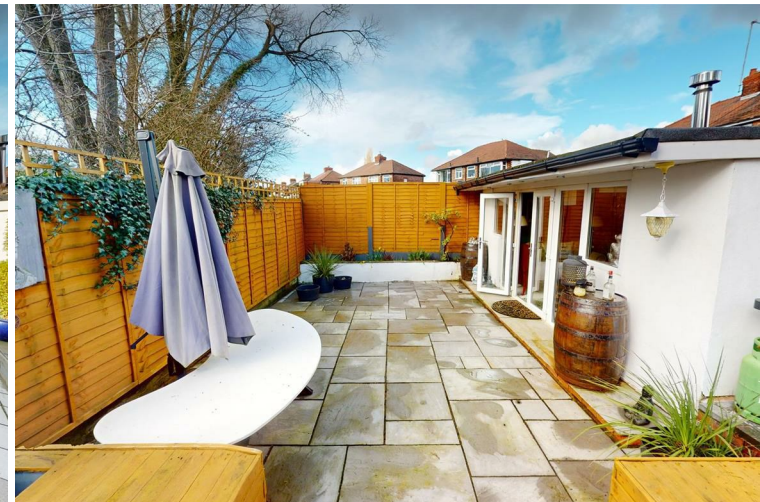
To the first floor we have a beautiful landing and off this we have five bedrooms, the master enjoying en suite facility.

To the front of the property, we have a private driveway giving ample space to house the family fleet. The garage provides extra storage and has an electric roller garage door.

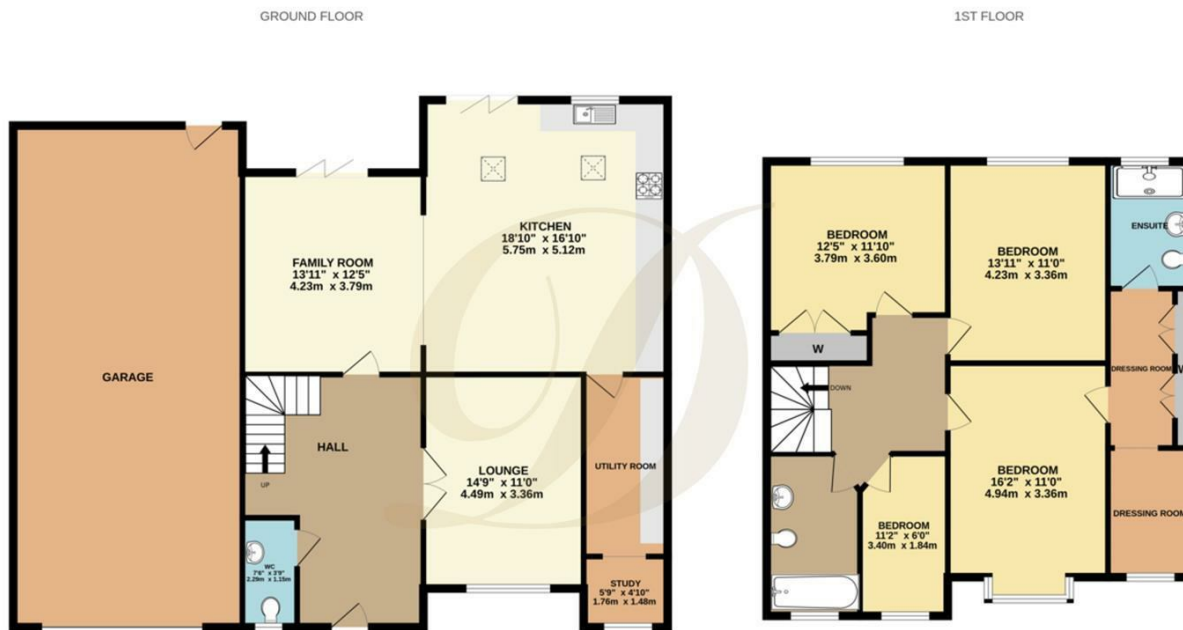
To the rear of the property, we have a fabulous patio area with low maintenance tiling all set to entertain with the BBQ on and the wine flowing whilst enjoying our summer months. We also have a bar area, which could also lend itself to a home office or even annex facility if the adequate planning approved.

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

EPC: C







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*David Paul Davies*

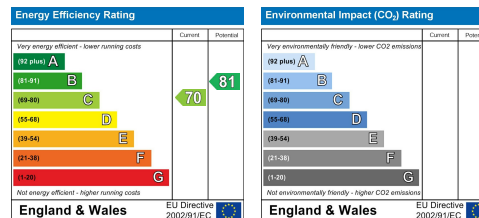
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