



4, Pikes Bridge Fold, Eccleston, WA10 5AZ

Offers Over £595,000

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

4, Pikes Bridge Fold, Eccleston, WA10 5A7

- EPC:A
- Council Tax Band: F
- Freehold
- Detached Property
- Four Bedrooms
- En-suite & Cloaks
- Stunning Landscaped Rear Garden
- Gas Central Heating & 'Solar Heating'
- Large Driveway
- No Onward Chain

Located on what is generally accepted to be one of the most prestigious addresses in Eccleston and is offered to the market with no onward chain.

This impressive four bedroomed detached house, built in 1997 has recently undergone a series of upgrades to include the fitting of new quality kitchen worktops, flooring throughout the ground floor and a beautiful garden 'Pergola'.

Situated in a prime position on this sought after modern estate, this property has the distinct advantage of having its own spacious (up to six car) driveway, double garage, solar panels, CCTV and with fully landscaped garden which steps down to split level lawn, garden house, decking overlooking the brook and raised border with 'laurel hedge'. Beautiful garden lighting completes this rear garden.

Stepping inside the property offers hallway which leads to the lounge to the front, with new fire and surround, ground floor w.c and further to the kitchen, which is open plan to the dining area and further reception area. Here French doors lead to the rear garden.

To the first floor there are four bedrooms and family four piece bathroom. All bedrooms offer fitted wardrobes, with bedroom two offering en-suite shower room. The master bedroom offers a unique spacious open style en suite, with walk in shower unit, double sink area and separate private w.c.

Viewing is highly recommended to fully appreciate this family home!

EPC: A







GROSS INTERNAL AREA
 GROUND FLOOR: 83.56 m², SECOND FLOOR: 82.34 m²
 TOTAL: 165.9 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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	(92 plus) A	94	94	Very environmentally friendly - lower CO ₂ emissions	(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		
Not energy efficient - higher running costs	(1-20) G			Not environmentally friendly - higher CO ₂ emissions	(1-20) G	1	1
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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