



50, Long Meadow, Eccleston, WA10 4LS

Offers Over £400,000

*David
Davies* *Collection*



50, Long Meadow, Eccleston, WA10 4LS

- EPC: D
- Council Tax Band: St Helens: E
- Freehold
- NO CHAIN
- Detached Property
- Two Reception Rooms
- Four Bedrooms
- Family Bathroom, En Suite To Master, Ground Floor WC
- Fabulous Garden
- Garage Facility

David Davies Sales and Lettings Agent are delighted to have the opportunity to bring to market this lovely four bedroomed detached property in a much sought-after area and rarely available position on Long Meadow, Eccleston. The property is situated at the quiet cul-de-sac of Long Meadow away from the busy road And is brought to the market with 'NO CHAIN'

The property briefly comprises; Entrance porch, hallway, two reception rooms, lounge and dining room which has French doors opening up onto the rear garden. The kitchen offers an extensive array of wall and base storage solutions, premium solid worktops with integrated appliances. We have a ground floor cloakroom W/C which completes the floor.

To the first floor four bedrooms, with the master enjoying fully fitted wardrobes, with en-suite facility. An additional bedroom also benefits from fully fitted wardrobes. The family bathroom with family bath, shower over bath, basin and W/C completes the first floor.

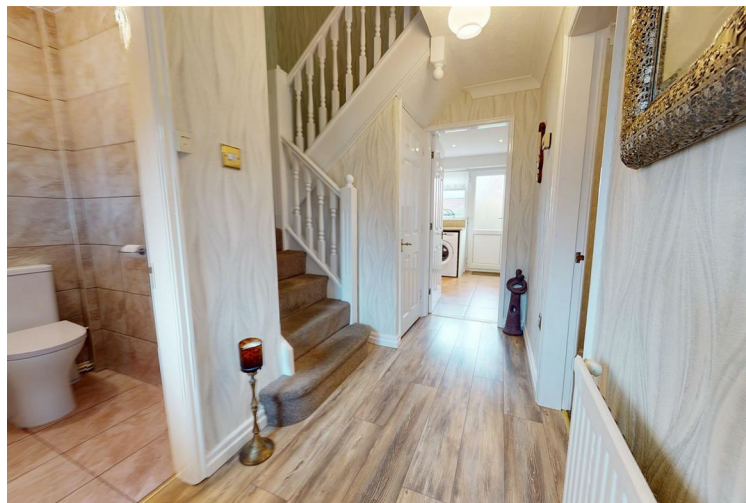
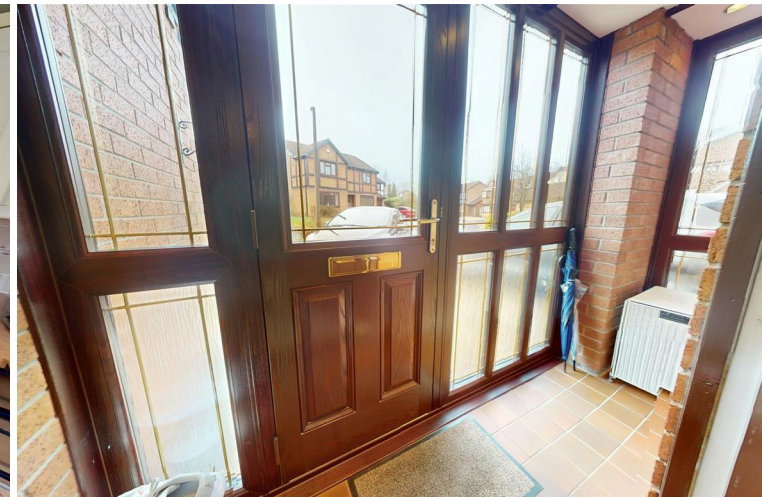
The property benefits from gas central heating and double glazing throughout.

To the front of the property, we have a private driveway with plenty of off-road parking for the family fleet with garage facility.

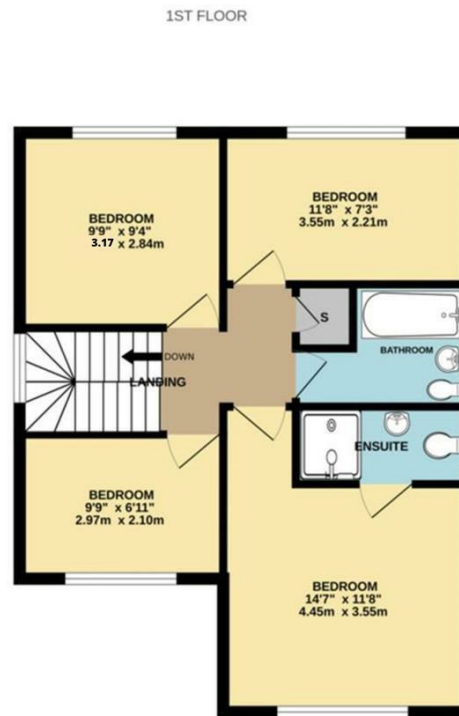
To the rear of the property a stunning garden with turf laid to lawn and fabulous patio area all set to entertain and enjoy our summer months, with plenty of space for the children to play.

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







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

David Davies

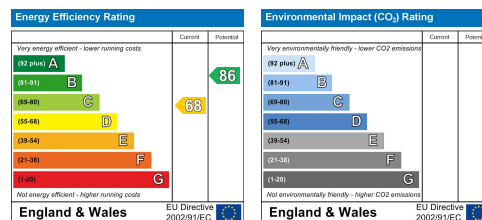
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