



**37, Sandfield Road, Ecclestone, WA10 5LR**

Reduced To £250,000

*David  
Davies* *Collection*

## 37, Sandfield Road, Eccleston, WA10 5LR

- EPC:C
- Council Tax Band: C
- Freehold - Awaiting Documents
- No Onward Chain
- Semi Detached Property
- Two Spacious Reception Rooms
- Kitchen With Plenty Of Storage And Integrated Oven And Hob
- Family Bathroom With Walk In Shower
- Three Good Sized Bedrooms
- Well Maintained Rear Garden

David Davies Sales and Lettings Agent are delighted to present For Sale this extended three-bedroom semi-detached property, situated in the heart of Eccleston.

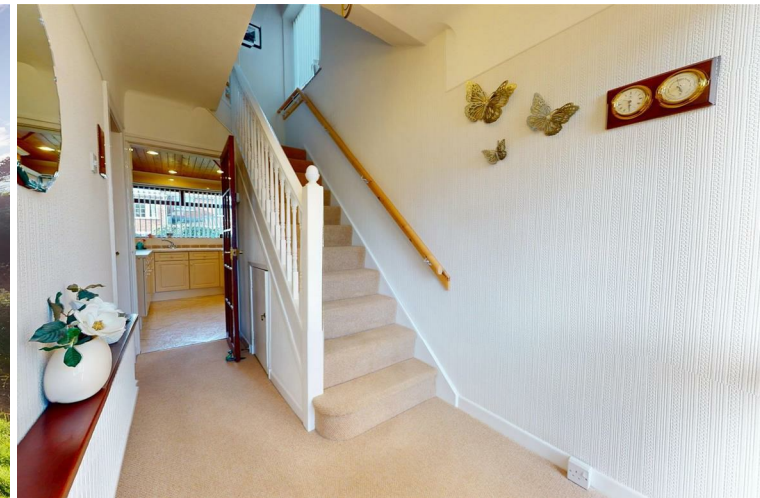
The ground floor briefly comprises of; Spacious entrance hallway with stair access to the first floor, large reception room which has a real open plan feel seamlessly flowing into the additional extended reception room towards the rear and a lovely fitted kitchen which has integrated appliances.

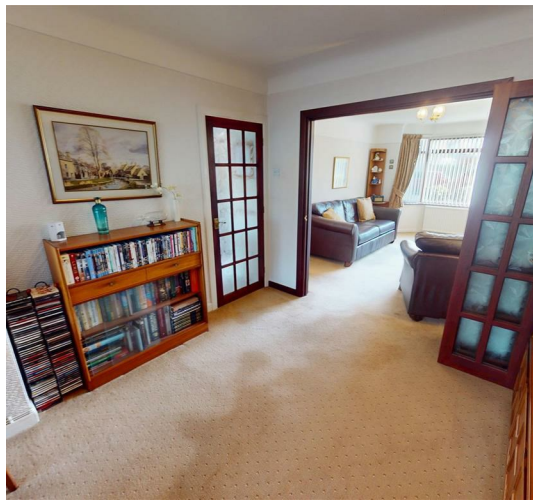
The first floor offers three well presented bedrooms, including two spacious doubles which both benefit from integrated wardrobes in the wall. A modern shower room completes the first floor.

Externally, the rear garden provides a lawned area and ample space for family gatherings and summer BBQs. To the front, we have off-road parking ensuring both convenience and security.

Beyond the home itself, the location is highly sought after, with excellent access to amenities, superb transport links, and highly regarded schools. The area also boasts popular local pubs and scenic walking trails, making it an attractive choice for families and professionals alike.

EPC:C







**David Davies**

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*David Paul Davies*

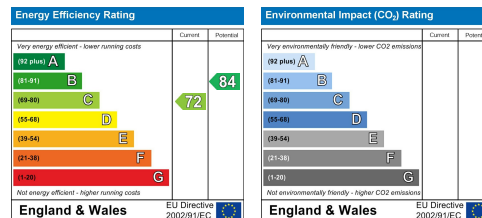
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