



26, Walmesley Road, Ecclestone, WA10 5JT

£265,000

*David
Davies* *Collection*

26, Walmesley Road, Eccleston, WA10 5JT

- EPC: C
- Freehold
- Semi Detached Property
- Spacious Fitted Kitchen
- Three Good Sized Bedrooms
- Council Tax Band - D - St Helens
- NO CHAIN
- Two Reception Rooms
- Modern Shower Room
- Off Road Parking For Two Cars And Garage

David Davies Sales & Lettings Agent are pleased to present this three-bedroomed semi-detached home, offering spacious living accommodation and huge potential for modernisation.

Situated in the sought-after area of Eccleston, this property provides an excellent opportunity for buyers looking to create their perfect home, with NO ONWARD CHAIN

The ground floor begins with an entrance porch, leading into a spacious hallway that sets the tone for the generous proportions throughout.

The home features a front reception room, perfect for use as a sitting room or lounge. At the rear, a larger reception room benefits from patio doors opening onto the lovely rear garden, bringing in plenty of natural light and offering easy access to outdoor space. The fitted kitchen provides a practical layout, with potential for future enhancement.

Upstairs, the first floor comprises three well-sized bedrooms, two of which are spacious doubles with fitted wardrobes, providing excellent storage solutions. A modern shower room completes the floor.

Externally, the property is garden-fronted, with off-road parking for at least two cars and access to an attached garage. The rear garden is a standout feature, offering a lawned area and a flagged patio, perfect for outdoor seating, entertaining, or simply relaxing.

Located in a highly desirable area, close to excellent local schools, transport links, and amenities, this home offers fantastic potential for those looking to add value and personalize their living space.

Probate has been granted.

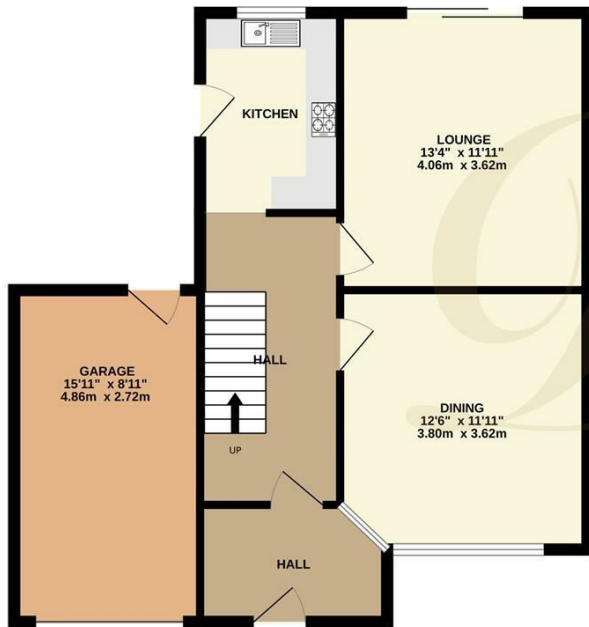
All fixtures & fittings included in any sale (carpets, curtains, light fittings)
Boiler approx 2019

EPC:C

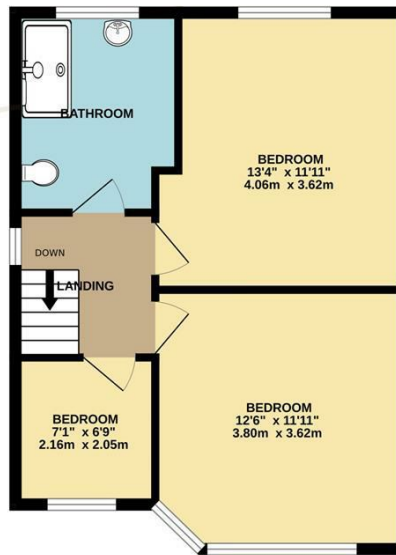




GROUND FLOOR



1ST FLOOR



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David Davies

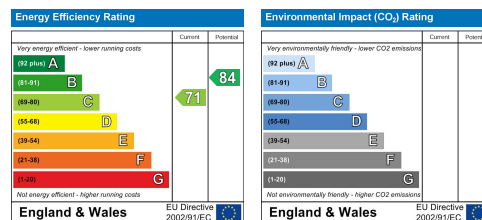
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