



**46, Chelford Road, Ecclestone, WA10 5PL**

**£225,000**

*David  
Davies* Collection



## 46, Chelford Road, Eccleston, WA10 5PL

- EPC: B
- Council Tax Band: C - St Helens
- Leasehold - 986 Years Remaining
- Semi Detached Property
- Three Bedrooms
- Private Rear Garden
- Modernised Throughout
- Open Plan Living
- Ground Floor WC
- Driveway Parking

David Davies Sales & Lettings Agent are proud to present this exceptional opportunity to acquire a beautifully presented mews home, perfectly situated within the highly desirable Eccleston Grange development. It is one of the few properties on the estate that isn't overlooked.

Offering stylish, contemporary living in a family-friendly setting, this home is ideal for first-time buyers, young professionals, or growing families.

To the front of the property, a private driveway provides off-road parking for two vehicles. Stepping inside, you are welcomed by a bright and inviting entrance hall, leading to a ground floor cloakroom/WC – a practical addition for busy family life. The spacious lounge offers a comfortable living area, tastefully decorated and ideal for relaxing or entertaining.

To the rear of the home, the heart of the property lies in the stylish open-plan kitchen and dining area. Fitted with a range of modern units and integrated appliances, the kitchen is both functional and sleek. The adjoining dining space is enhanced by French doors that open directly onto the rear garden, allowing natural light to pour in and creating a seamless indoor-outdoor flow.

The first floor offers three well-proportioned bedrooms, each thoughtfully laid out to provide a calm and private retreat. The master bedroom has the added benefit of a walk in wardrobe. The family bathroom features a crisp white suite, finished with neutral tiling and quality fixtures. There is access to the loft which is fully boarded and can be used for extra storage space.

Externally, the rear garden has been beautifully maintained and is designed with ease of upkeep in mind. A paved patio area provides the perfect space for al fresco dining or summer gatherings, while the lawn and garden shed add further versatility for families or keen gardeners.











**TOTAL: 68 m<sup>2</sup>**  
 FLOOR 1: 36 m<sup>2</sup>, FLOOR 2: 32 m<sup>2</sup>  
 FLOOR PLAN CREATED BY CUBICASA APP: MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**David Davies**

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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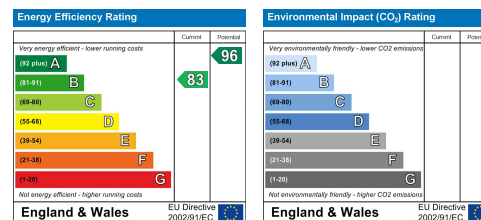
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