



23, Walmesley Road, Ecclestone, WA10 5JR

Offers Over £350,000

*David
Davies* *Collection*

23, Walmesley Road, Eccleston, WA10
5 IR

- EPC:C
 - Freehold
 - Spacious Reception Room And Separate Dining Area
 - Ground Floor Utility And WC
 - Low Maintenance Rear Garden
- Council Tax - St Helens: D
 - Extended Semi Detached Property
 - Modern And Stylish Kitchen
 - Four Generous Bedrooms Master With En Suite
 - Immaculately Presented Both Inside And Out

David Davies Sales & Lettings Agent are pleased to present this beautifully extended four-bedroomed semi-detached family home, located in the highly sought-after area of Eccleston, on the popular Walmesley Road. Ideally positioned within the catchment for well-regarded schools and offering excellent access to the East Lancashire Road, this property is perfect for families and commuters alike.

Upon entry, a welcoming porch leads into a bright hallway, setting the tone for the well-maintained and versatile accommodation throughout. The ground floor features a well-appointed kitchen, utility room, and a convenient downstairs WC. The integral garage, accessed via the utility, provides useful storage or secure parking.

The ground floor also boasts a spacious through-lounge, filled with natural light and perfect for both relaxing and entertaining. A separate dining room provides further space for family meals or hosting guests.

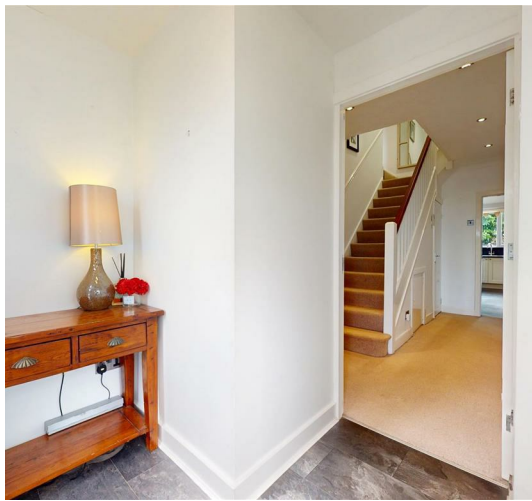
To the first floor are four generously sized bedrooms, including a superb master suite complete with a vaulted ceiling, dressing area, and a private en-suite shower room. The family bathroom is a true highlight, featuring a four-piece suite with a corner bath and separate shower cubicle—a rare and desirable feature for this style of home.

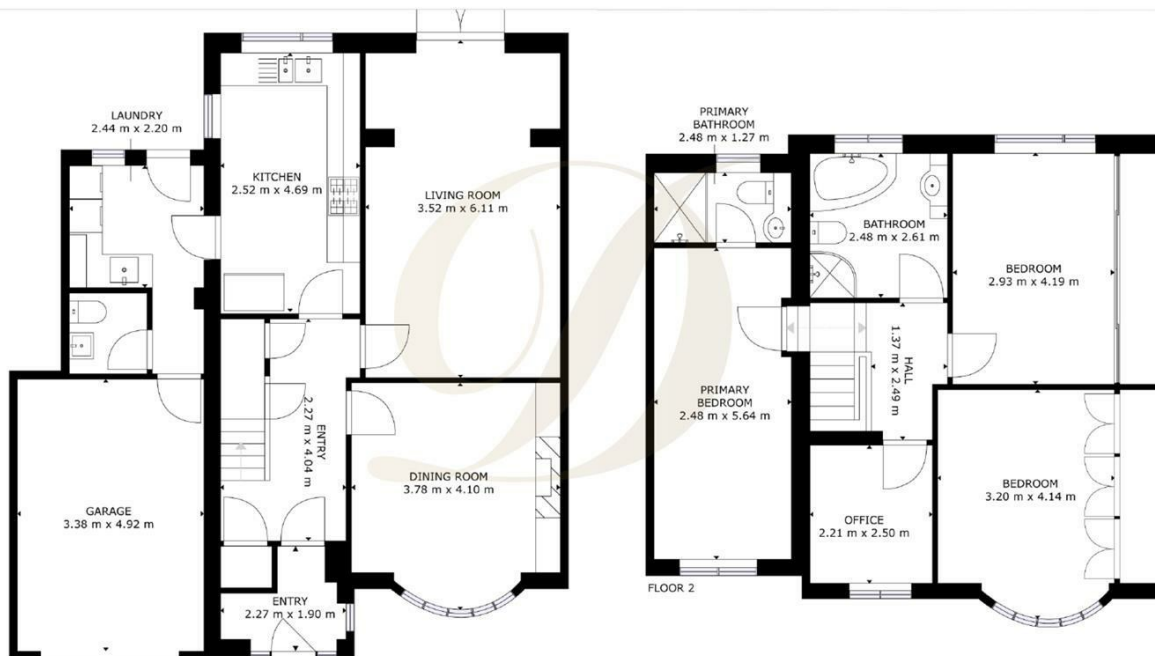
Externally, the property continues to impress. A large driveway to the front provides off-road parking for multiple vehicles. To the rear, the generous private garden offers a blend of patio and decked areas, ideal for outdoor dining, entertaining, or children's play.

This is a fantastic opportunity to acquire a spacious, move-in-ready home in a prime location. Early viewing is highly recommended to fully appreciate the space, quality, and setting on offer.

EPC:C







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

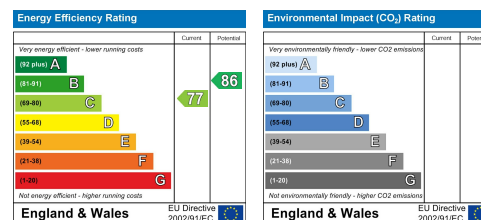
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

A better mortgage deal made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.

For life's meaningful moments



Information on tenant permitted fee's can be accessed via the link below
www.daviddaviesestateagent.co.uk/tenant
22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk

