



11, Eccleston Gardens, St Helens, WA10 3BN

£360,000

*David
Davies* *Collection*



11, Eccleston Gardens, St Helens, WA10 3RN

- EPC: E
- Council Tax Band: E
- Tenure: Freehold
- Detached Bungalow
- Three Double Bedrooms
- Spacious Reception Room
- Large Conservatory
- Double Length Garage
- Secure Parking For Three Cars
- Good Sized Gardens And Associated Sheds

David Davies Sales & Lettings Agent are delighted to present this beautifully maintained detached bungalow, set on a generous and private plot within a highly desirable, quiet and peaceful residential development on Eccleston Gardens. This attractive home is surrounded by well-tended gardens to both the front and rear, offering a peaceful setting and excellent curb appeal. There is secure parking on the driveway for at least three vehicles.

The property is freehold and has had an electrical certificate carried out with a new consumer unit. Additionally, the boiler is under warranty and has recently been served. Internally, the property offers spacious and versatile accommodation throughout, beginning with a bright and welcoming entrance hallway. The main living space includes a generously sized lounge with a dedicated dining area, a well-appointed fitted kitchen, and an additional conservatory that provides views and access to the rear garden.

The bungalow features three well-proportioned double bedrooms, a modern family shower room, and a separate WC. The original garage has been thoughtfully converted into a home gym, which could also serve as a home office, hobby room, or studio, depending on your needs.

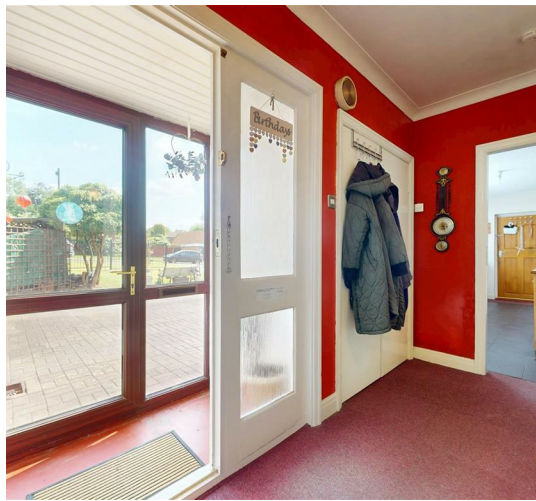
Externally, the rear garden is a standout feature of the property. A covered seating area offers year-round outdoor enjoyment and leads down to a well-maintained space that is part lawn, part patio—ideal for entertaining or relaxing. There is also a large workshop, perfect for additional storage or those with practical hobbies.

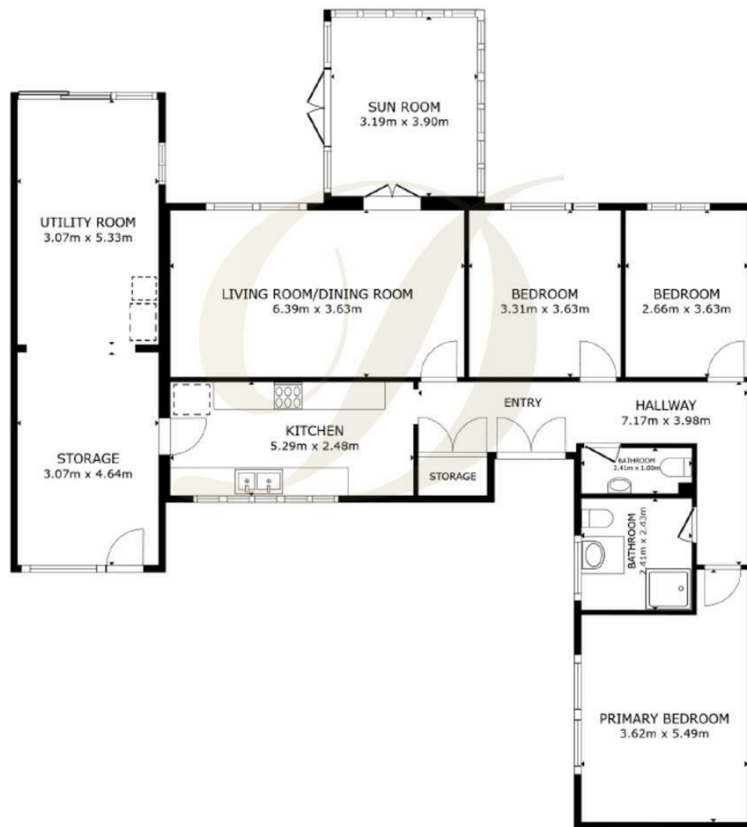
To the front, the garden is laid to lawn and enhanced by mature shrubs and trees, offering natural privacy. A substantial driveway provides ample off-road parking for multiple vehicles.

Ideally located between St Helens and Prescot town centres, the property benefits from easy access to local amenities, transport links, and well-regarded schools.

EPC: E







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.

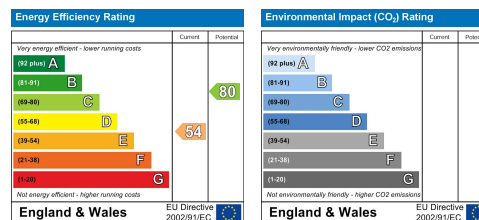
ALLISONS

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

