



**4, Pinfold Drive, Ecclestone, WA10 5BP**

Asking Price £350,000

*David  
Davies* *Collection*



## 4, Pinfold Drive, Eccleston, WA10 5BP

- EPC: C
- Council Tax Band: E
- No Onward Chain
- Four Bedrooms
- Two Bathrooms
- Leasehold
- Extended Detached Property
- Backing Onto Eccleston Mere
- Two Reception Rooms
- Ample Off-Road Parking

David Davies Sales & Lettings Agent are delighted to welcome to market this substantial four-bedroom detached family home, located on the highly regarded Pinfold Drive in Eccleston, WA10 5BP. Offered with no onward chain, this property provides an exceptional opportunity for those seeking a home with both space and potential, set within a truly enviable plot that backs directly onto the picturesque Eccleston Mere.

The property has been well cared for over the years and, while it would benefit from a degree of modernisation, it is entirely livable as it stands, making it ideal for those wishing to move straight in and update over time. From the outset, the home exudes kerb appeal, with its charming frontage, well-kept garden, and a generous driveway providing ample off-road parking, as well as access to the integral garage.

Stepping inside, you are greeted by a bright and welcoming entrance hallway leading to a spacious living room, perfect for family gatherings and entertaining. The ground floor also offers a modern kitchen, a separate dining room, and a convenient ground floor WC.

To the first floor, a spacious landing leads to four generously proportioned bedrooms, two of which to the front benefit from large fitted wardrobes, while the two rear bedrooms enjoy breathtaking, views across the serene Eccleston Mere—a truly unique and tranquil outlook. The accommodation is completed by a family bathroom.

Externally, the rear garden is a private haven, backing directly onto the mere and offering a stunning backdrop that changes with the seasons—perfect for relaxation or outdoor entertaining.

This is a rare opportunity to acquire a detached home of this size in such a sought-after location, with excellent access to local amenities, well-regarded schools, and key transport links. Early viewings are highly recommended to fully appreciate the potential, setting, and charm this property has to offer.

EPC: C

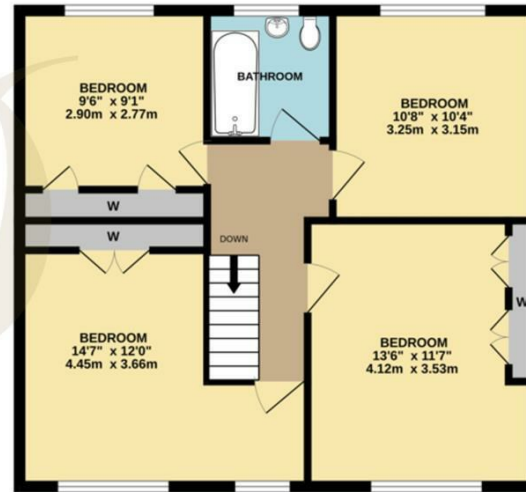




GROUND FLOOR



1ST FLOOR



**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.

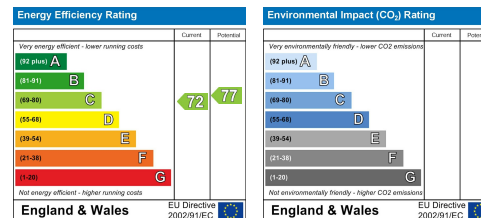
**ALLISONS**

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](http://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**

