



92, Ecclesfield Road, Ecclestone, WA10 5ND

Offers Around £250,000

*David
Davies* Collection



92, Ecclesfield Road, Eccleston, WA10 5NN

- EPC: D
- Freehold
- Semi Detached Property
- Three Bedrooms
- Garage Facility
- Council Tax Band: C
- No Chain
- Spacious Reception Room & Orangery
- CCTV Front & Rear
- Private Driveway Parking

David Davies Sales & Lettings are delighted to present this beautiful family home, ideally located on the highly sought-after Ecclesfield Road, Eccleston, and offered to the market with no onward chain. Perfectly positioned in a quiet residential area, this property is ideal for families or first-time buyers seeking a well-connected yet peaceful setting.

The location is superb — within a close proximity of scenic countryside walks and the playing fields opposite, as well as a range of local amenities including shops, schools, a library, restaurants, and popular pubs. Excellent transport links are also close by, with convenient access to bus routes into St Helens Town Centre, and the A580 East Lancashire Road and M6 motorway network, providing easy connections to Liverpool and Manchester.

Upon entering through the welcoming porch, the hallway leads into a bright and spacious living room, a well-appointed kitchen, and a lovely orangery to the rear — an ideal space for dining or relaxing while enjoying garden views. To the first floor are three well-proportioned bedrooms and a modern family bathroom, completing the accommodation.

The loft is a fantastic additional feature, fully boarded with a Velux window, floor boarding, and roof area boarding — offering excellent potential for storage or future use.

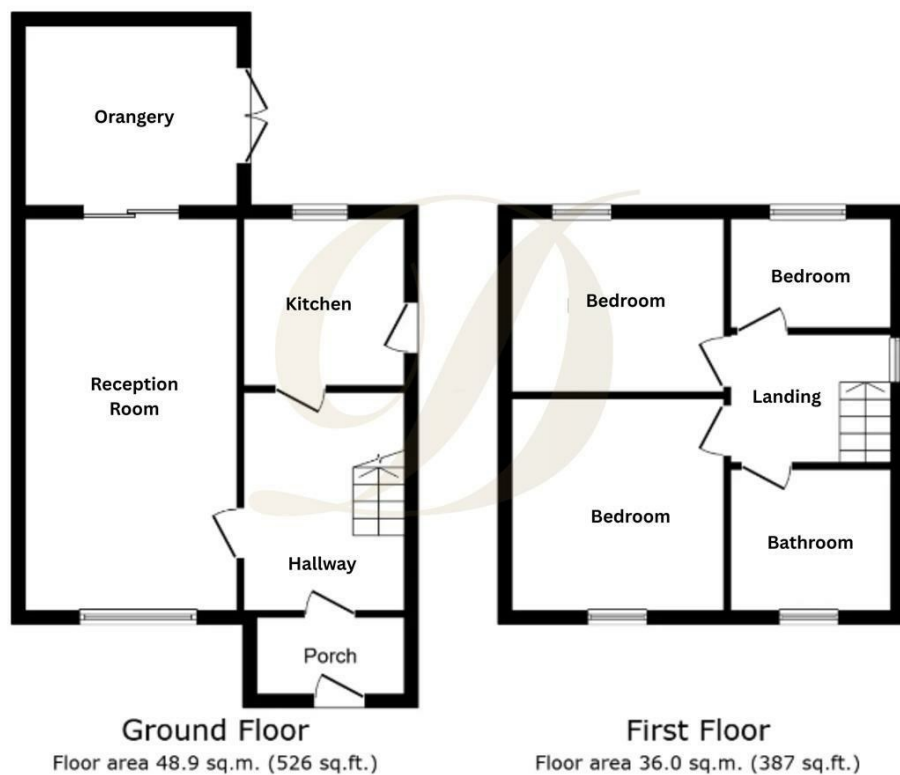
Externally, the property benefits from an attached garage with front and rear access, off-road parking for multiple vehicles, and attractive mature borders providing a sense of privacy.

The rear garden features a mix of paved patio and decking areas, perfect for outdoor entertaining or relaxing, along with a useful garden shed.

EPC: D







David Davies

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David Davies

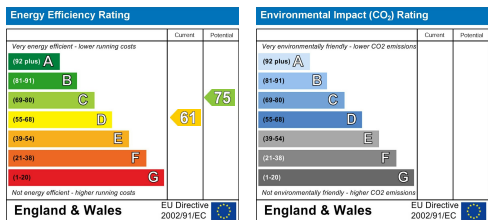
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