



**11, Crocketts Walk, Eccleston, WA10 5DX**

Asking Price £350,000

*David  
Davies* Collection





## 11, Crocketts Walk, Eccleston, WA10 5DX

- Freehold
- Council Tax Band: C
- Stunning Property Throughout
- Large Corner Plot
- Loft Room Conversion
- EPC: TBC
- Extended Three Bedroom Semi
- Open Plan Modern Living
- Driveway Parking
- Landscaped Rear Garden

Situated on the highly regarded Crocketts Walk in Eccleston, this stunning extended three-bedroom semi-detached home occupies a generous corner plot and is immaculately presented throughout. Finished to an exceptional standard, the property is truly move-in ready and ideal for buyers seeking a modern home requiring no further work.

The property enjoys excellent kerb appeal, being garden fronted with off-road parking for at least two vehicles. Internally, the ground floor comprises a welcoming entrance hallway, a convenient ground floor WC and a spacious front living room featuring a bay-fronted window and an attractive central fireplace.

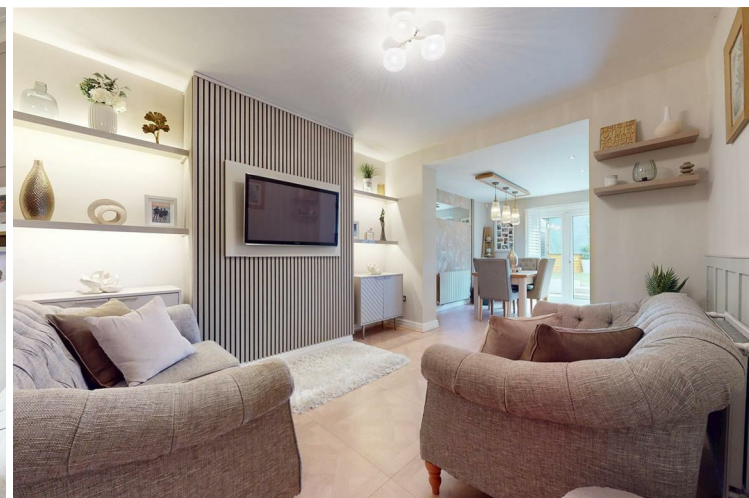
To the rear lies the true heart of the home. Extended across the full width, this impressive open-plan living space has been designed for modern family living and entertaining. A stylish sitting area with media wall flows seamlessly into the dining area and contemporary fitted kitchen, which is complemented by a separate utility room. French doors with shutters open out onto the rear garden, allowing for an abundance of natural light.

The first floor offers three well-proportioned bedrooms, two of which benefit from fitted wardrobes, along with a stunning modern family bathroom. Further accommodation is provided via a fully converted loft room, accessed by a ladder, currently utilised as a home office and gaming room, but offering versatile additional space.

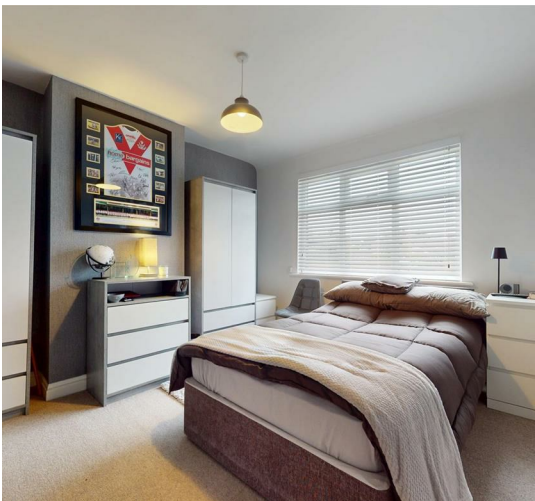
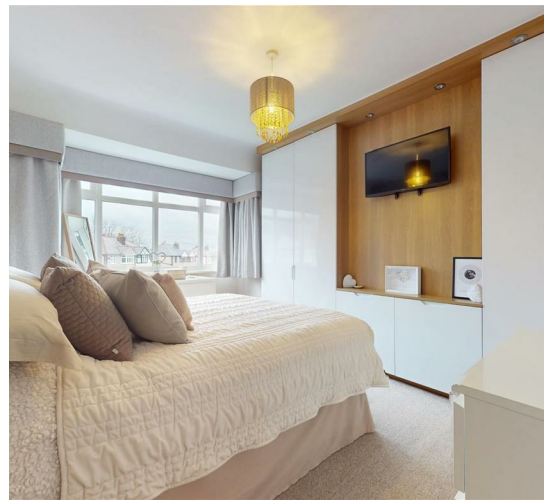
Externally, the rear garden has been thoughtfully landscaped to create a low-maintenance yet highly functional outdoor space. A detached garage and additional side space add further practicality, while the garden room provides a superb focal point—perfect for entertaining, relaxing, or hosting family and friends.

A beautifully presented home in a sought-after location, offering style, space and versatility. Early viewing is highly recommended.

EPC: TBC











GROSS INTERNAL AREA  
FLOOR 1: 63 m<sup>2</sup>; FLOOR 2: 42 m<sup>2</sup>  
TOTAL: 105 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**David Davies**

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(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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