



LUXURY

WESTGATE HOUSE

PARK AVENUE, ECCLESTON
PARK, PRESCOT L34 2QZ



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TOTAL APPROX. FLOOR AREA 2,810 SQ FT / 261 SQ M

ON ONE OF
ECCLESTON PARK'S
MOST EXCLUSIVE
SPOTS THIS FULLY
RENOVATED AND
EXTENDED HOME
HAS BEEN FINISHED
TO AN IMMACULATE
STANDARD
THROUGHOUT AND
NOW DELIVERS
CONTEMPORARY,
STYLISH INTERIORS
WITH SPACE, LIGHT,
AND PRIVACY IN ALL
THE RIGHT PLACES.



SCAN TO
VIEW OUR
VIDEO TOUR

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DISTANCES

- PRESCOT: 7 MINS
- NEAREST TRAIN STATION: 7 MIN WALK
- ECCLESTON PARK: 5 MIN WALK
- NEAREST BUS STOP: 2 MIN WALK
- GRANGE PARK GOLF CLUB: 3 MINS
- KNOWSLEY SAFARI PARK: 7 MINS
- LIVERPOOL CITY CENTRE: 35 MINS
- MANCHESTER CITY CENTRE: 50 MINS
- M57: 5 MINS
- M62: 10 MINS
- M6: 20 MINS

ACCOMMODATION IN BRIEF

- Entrance hall
- Living room
- Study/ 4th Bedroom
- Cloakroom/ WC
- Gym/ extra reception
- Open plan kitchen with living & dining
- Laundry/ utility room
- Primary suite with dressing room & ensuite
- 2 Further bedrooms
- Large family size bathroom



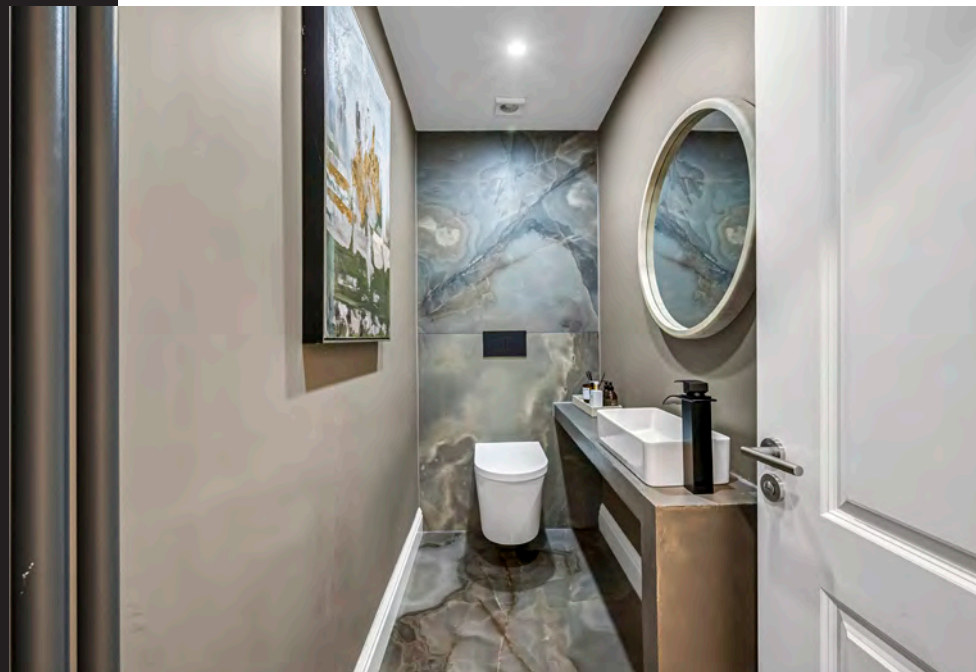
OUTSIDE

- Approx. 0.21-acre plot
- Remote gated entrance
- Gravel driveway
- Parking for 4 + vehicles
- Private front lawn
- Covered terrace
- Expensive porcelain rear terrace
- Minimal maintenance rear garden
- Mature trees
- Fenced perimeters
- Alarm CCTV & security lights



THE PROPERTY

Designed for modern living, this home offers spacious open-plan areas on the ground floor, perfect for family life and entertaining alike. Full-height windows and sliding doors bring in natural light, while additional reception-style rooms provide flexibility for other uses including a potential fourth bedroom. Upstairs, there's three generously sized bedrooms, all finished with a calm, neutral palette. The attention to detail throughout creates a home that feels both refined and highly functional.





GROUND FLOOR

Approached from a covered terrace, the secure black front door opens into a spacious entrance hall that sets the tone for the home. Polished white gloss tiles reflect the light, creating a bright and welcoming space, while a bespoke staircase with quartz treads and a black iron balustrade adds a bold architectural feature. Softly panelled walls in a neutral palette give the hallway a calm, elegant feel, and built-in under-stair storage keeps the space free of clutter — practical yet beautifully finished.

To the front of the house, a separate lounge offers a more intimate setting away from the main living area. Deep blue walls add drama and warmth, perfectly balanced by a pale bespoke media wall with inset mirrors on either side, designed to reflect light and enhance the sense of space. This room is fitted with soft, neutral carpets and large windows to the front and side, creating a stylish retreat for quiet evenings, film nights, or simply relaxing with family.

From the hallway, sliding pocket doors open to reveal the main living zone — the space that genuinely defines this home. A short split staircase, finished to match the statement hallway staircase, leads down to a wide, open-plan kitchen, dining and living area. This is where day-to-day life unfolds, with oversized porcelain tiles underfoot, recessed ceiling lighting, and a built-in sound system that enhances both lively get-togethers and quiet nights in. Floor-to-ceiling glazing on one side, together with full-width bi-fold doors to the rear, draws the garden in, making it easy to step out onto the expansive terrace and enjoy alfresco dining or summer parties.

The kitchen is a perfect balance of style and function. Two-tone cabinetry contrasts beautifully with white quartz counters, while dual enamel sinks and a full suite of integrated appliances — including induction hob with hidden extractor, ovens, fridge freezer and dishwasher — make cooking and hosting a pleasure. The central island adds more than extra worktop space; it's a natural gathering spot with space for four diners, whether for a quick breakfast, children doing homework, or sharing a glass of wine with friends. A sizable utility and boot room sits just off the hallway, with further cabinetry, an additional sink, and space for laundry appliances — ideal for busy households, with easy access to the garden for practicality after outdoor activities.



Two more rooms on this floor add real versatility. One is fitted with clever bespoke cabinetry and a pull-down double bed, creating a smart guest bedroom that doubles as a fully functioning home office. The other, currently set up as a gym, could just as easily become a playroom, music room, snug, or even part of a larger guest suite when used alongside the office / bedroom. This flexibility makes the layout adaptable to changing needs — from visiting family to working from home or creating a dedicated hobby space. A cloakroom with a floating WC, a countertop basin and tiled feature wall completes the ground floor, styled to the same high standard seen throughout the house.











FIRST FLOOR

The bespoke staircase leads to a carpeted landing that connects the three bedrooms on this level. The palette stays soft and neutral, creating a calm, cohesive feel.

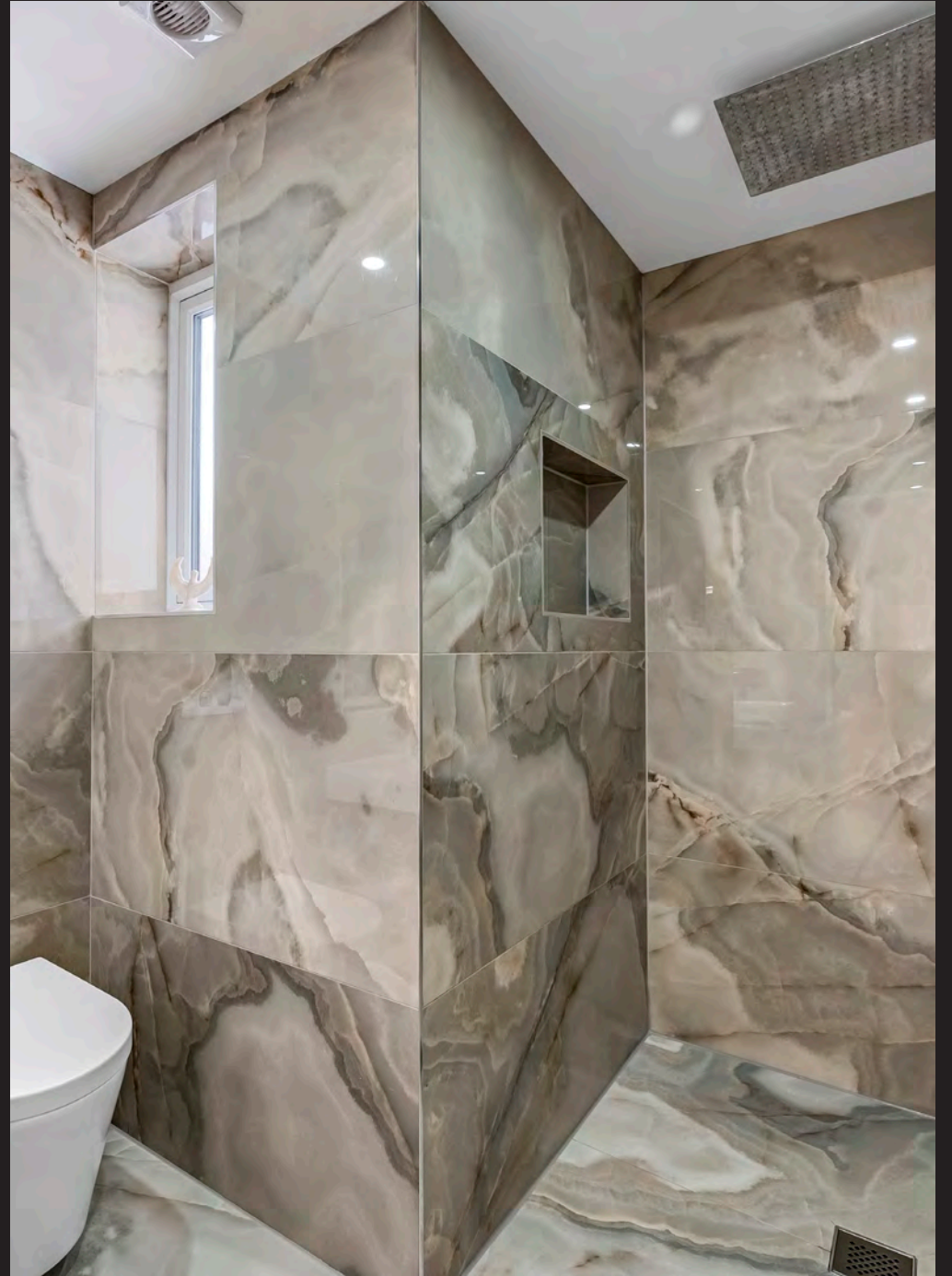
The primary bedroom is a retreat, designed with both comfort and practicality in mind. Soft carpets, inbuilt full height mirrors and a gentle colour scheme make the space inviting, while a bespoke dressing room maximises every inch with full-height cabinetry, drawers, hanging rails, and an illuminated dressing table — a stylish and perfectly organised start to each day. The en-suite is a fully tiled wet room, finished in oversized warm tonal, onyx-effect tiles across both floor and walls for a seamless, high-end look. Recessed shelving keeps everything neatly stored, while a walk-in shower with rainfall and handheld fittings creates a modern, hotel-style experience. A floating WC and a sleek countertop vanity basin complete the space, combining style with practicality in a well-designed layout.

Two further double bedrooms, both generously proportioned, are finished with plush carpets, softly painted panelling, and large windows that keep them bright and welcoming. These rooms share a family bathroom that balances practicality with a sense of luxury. White fixtures and neutral floor tiles are paired with a marble-vein feature wall and matching countertop for the basin, while a freestanding bathtub takes centre stage — a perfect spot to relax — complemented by a floating WC and heated towel rail.













OUTSIDE

Positioned on one of Eccleston Park's most sought-after roads, the property is set back behind remote-entry gates, offering a sense of exclusivity and privacy from the moment you arrive. A wide gravel driveway provides space ample parking, framed by established trees and mature planting that add greenery and a natural backdrop to the setting. A generous lawn to one side softens the approach and gives the plot an open, welcoming feel.

The main entrance sits to the side of the home, where a covered terrace with transparent balustrades creates a quiet corner — just the quiet spot for an early morning coffee.

At the rear, large-format porcelain tiles form a broad terrace interspersed with greenery, flows directly from the kitchen and dining area, creating a seamless link between indoors and out. It's a space designed for easy entertaining, family barbecues, or simply enjoying long summer evenings. Beyond the terrace, a wide, enclosed lawn provides plenty of room for children and pets to play safely. It's low-maintenance as it is, but with scope to personalise further — whether that's a landscaped garden, a garden pod, or even an outdoor studio.



This home stands out for offering both privacy and flexibility, set in one of Eccleston Park's most sought-after locations. Its carefully designed spaces don't just look impressive — they make daily life easier, more comfortable, and ready to evolve with whoever lives here next.





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WESTGATE
HOUSE

ABOUT THE AREA

Eccleston Park is a sought-after residential suburb nestled on the edge of Prescot, known for its leafy streets, strong sense of community, and excellent transport links, the area offers a perfect balance of suburban tranquillity and urban convenience. With nearby train services to Liverpool and Manchester and access to beautiful green spaces like Stadt Moers Park, Eccleston Park is ideal for families, professionals, and retirees alike. Local amenities include independent shops, cafes, and golf courses, contributing to the area's relaxed and friendly atmosphere.

TRANSPORT

The area offers excellent transport links. The local train station Eccleston Park is just a short walk away and offers regular direct services to Liverpool Lime Street in around 20 minutes with London being reached from here within 2.5 hours. Local bus routes serve Prescot and surrounding areas, with frequent connections to St Helens and Liverpool. The M57 and M62 are within a 10-minute drive and Liverpool Airport is about 25 minutes away, and Manchester Airport around 45 minutes, making national and international travel highly convenient.

SCHOOLS

Several great primary schools near the property with OFSTED 'Good' and 'Outstanding' ratings, including Eccleston Lane Ends Primary School, Carmel College, Our Lady's Catholic Primary School & Prescot Primary School. For secondary education there are Saint Edmund Arrowsmith Catholic Academy and The Prescot School both just over 1 mile away. Independent schools include Tower College in Rainhill, Lawrence House School in Huyton and Nugent House School in Billinge.





PROPERTY INFORMATION

Tenure: Freehold with
vacant possession.

Services: Mains water, Mains
Gas, Electric, Double glazing,
Gas central heating, Underfloor
heating in extension, Integral
speaker system, Ultrafast
Broadband (estimated), Alarm,
CCTV, Security lights, EVC point.

EPC: B

Council Tax Band: F

Flood Risk:

Rivers & Seas: very low
Surface water: very low.

Local Authority:

St Helens Borough Council
Tel: 01744 676789

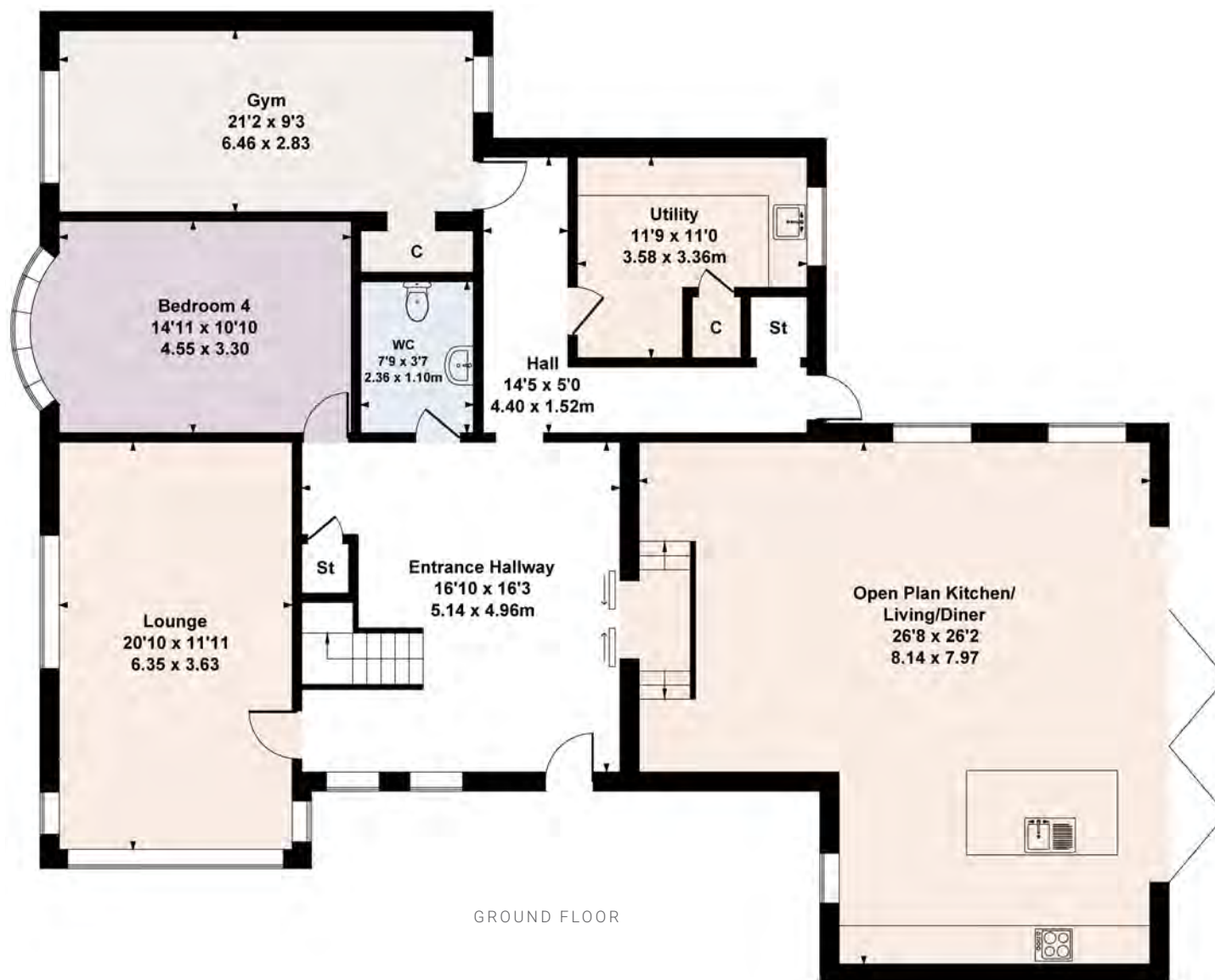
Viewing: Strictly by appointment
with Karl Ormerod.

Tel/WhatsApp: 07443 645157.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



FIRST FLOOR

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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