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Property is personal

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Alder Close, Eccleston Park L34

Offers in excess of £235,000

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## Key Features

- > Three Bedrooms
  - > No Chain
- > Open Plan Living/Dining
  - > Utility
- > Outside Storage
- > Modern Kitchen
- > Tenure: Freehold
  - > EPC rating C

### Charming Family Home in Eccleston Park - No Chain

Welcome to this delightful three-bedroom semi-detached home, perfectly situated in the highly sought-after area of Eccleston Park. This freehold property offers off-road parking and a spacious rear garden, making it an ideal family home.

As you approach, a paved driveway leads you to the entrance of this lovely home. Upon entry, you are greeted by a light-filled hall with wood-effect flooring that seamlessly flows into the living and dining room. The living and dining room span the entire length of the ground floor, featuring a charming bay window at the front and glass patio doors at the rear, opening up to the beautiful garden.

The kitchen is a modern delight, finished in high gloss charcoal grey with a complementary white marble-effect work surface. It comes equipped with integral appliances, including an induction hob and electric oven. Adjacent to the kitchen is a spacious utility room, complete with the added convenience of a ground floor WC.







Upstairs, you will find three well-appointed bedrooms and a family bathroom. The main bedroom boasts a large bay window and two built-in mirrored wardrobes. The family bathroom is equipped with a three-piece suite, including a bathtub with an overhead shower, a pedestal sink, and a WC, along with a handy storage cupboard.

The rear garden is designed for low maintenance, featuring a mix of paved seating areas, pebbled beds, artificial grass, and a storage area. This outdoor space is perfect for family gatherings and relaxation.

This lovely home is offered with no chain, providing a smooth and hassle-free buying experience. Don't miss the opportunity to make this charming property your family's new home!

**DON'T MISS THE 360 VIRTUAL TOUR FOR A SNEAK PEAK AT A WALK THROUGH OF THIS HOME!**



## FRONT

Semi Detached two storey

## ENTRANCE HALL

6'9" x 11'4" (2.1m x 3.5m)

Window to front aspect. Door to side aspect. Laminate wood effect flooring. Meter cupboards. Radiator to wall.

## LIVING/DINING

11'10" x 25'4" (3.6m x 7.7m)

Bay window to front aspect. Patio doors to rear aspect. Feature fireplace. Laminate wood effect flooring. Radiator to wall. Storage cupboard.

## KITCHEN

9'1" x 11'9" (2.8m x 3.6m)

Window to rear aspect. Door to utility room. Wood effect vinyl flooring. High gloss charcoal grey upper and lower cabinets including drawers. White marble effect work surface with single drain sink. Integrated induction hob and electric oven. Extractor hood.





## UTILITY

3'9" x 12'7" (1.1m x 3.8m)

Work surface. Plumbed for washing machine. Access point to rear garden.

## WC

2'9" x 4'9" (0.8m x 1.4m)

WC

## STAIRS/LANDING

5'10" x 7'10" (1.8m x 2.4m)

Carpeted flooring. Window to side aspect. White wooden banister and rail.

## MAIN BEDROOM

10'0" x 13'6" (3m x 4.1m)

Bay window to front aspect. Carpeted flooring. Integrated mirrored wardrobes. Radiator to wall.

## BEDROOM TWO

9'7" x 12'0" (2.9m x 3.7m)

Window to rear aspect. Laminate wood effect flooring. Radiator to wall.

## BEDROOM THREE

6'10" x 9'3" (2.1m x 2.8m)

Window to side aspect. Laminate wood effect flooring. Radiator to wall.

## FAMILY BATHROOM

5'9" x 6'7" (1.8m x 2m)

Window to rear aspect. Tiled walls and floors. Bath tub with overhead shower and glass screen. Pedestal sink. WC. Heated towel rail. Storage cupboard

## REAR GARDEN

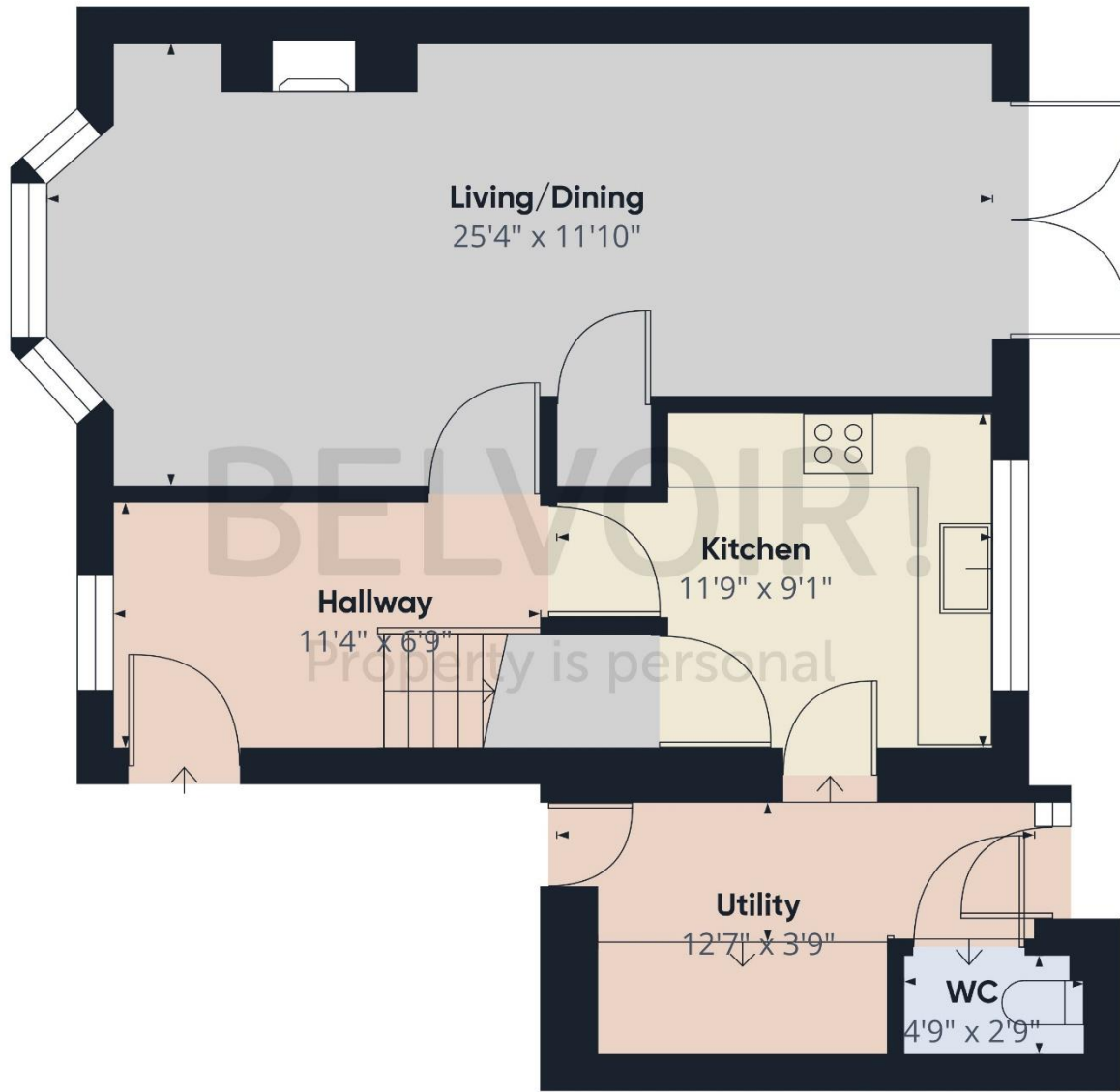
Mixture of paved patio areas, pebbled beds and artificial turf. Storage to rear.

## DISCLAIMER

We endeavour to make our property particulars as informative & accurate as possible, however, they cannot be relied upon. We recommend all systems and appliances be tested as there is no guarantee as to their ability or efficiency. All photographs, measurements & floorplans have been taken as a guide only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Solicitors should confirm moveable items described in the sales particulars are, in fact included in the sale due to changes or negotiations. We recommend a final inspection and walk through prior to exchange of contracts. Fixtures & fittings other than those mentioned are to be agreed with the seller.







Floor 0



Approximate total area<sup>(1)</sup>  
527 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

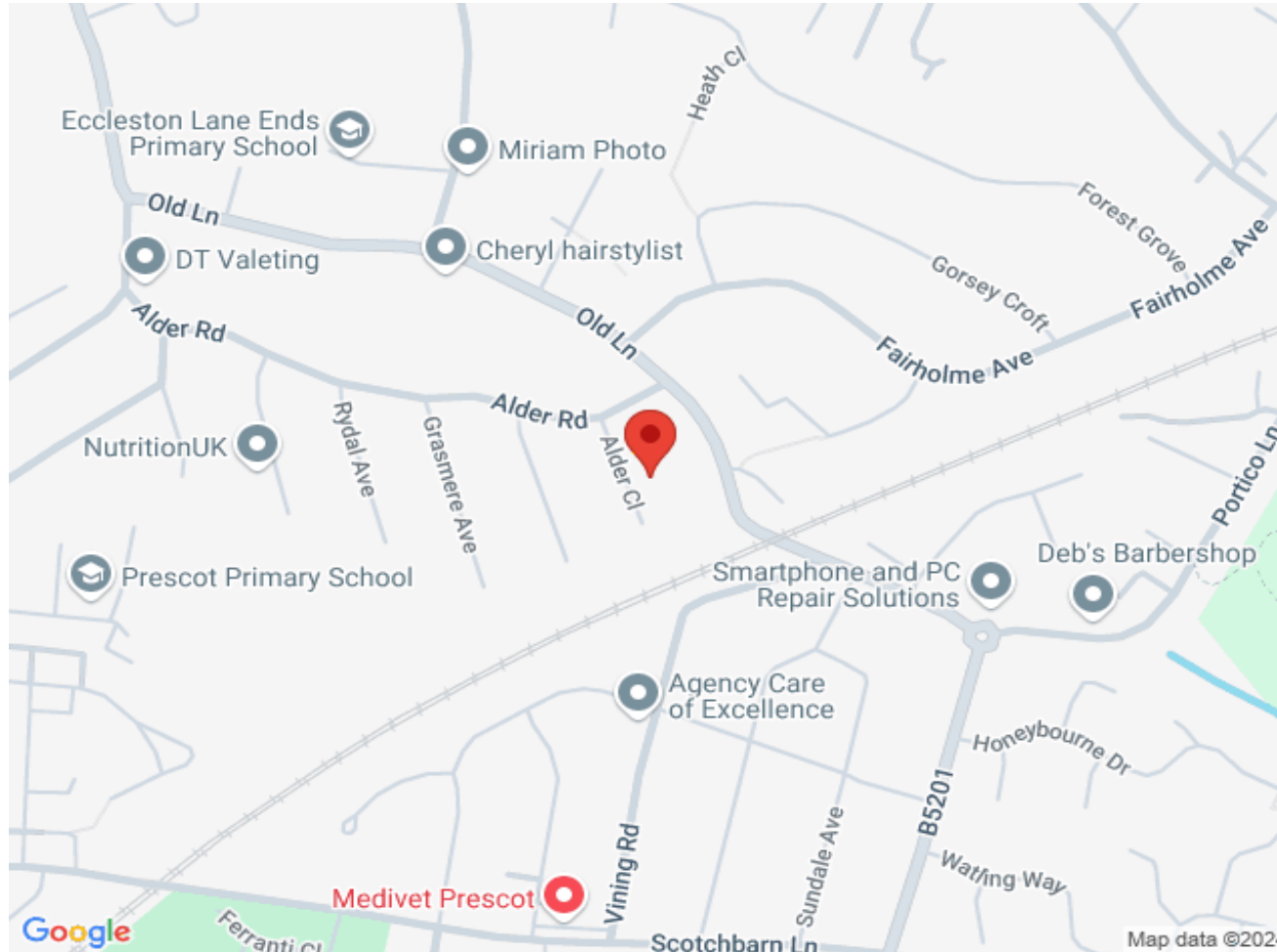
Approximate total area<sup>(1)</sup>  
418.61 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Contact us today to arrange a viewing...

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