

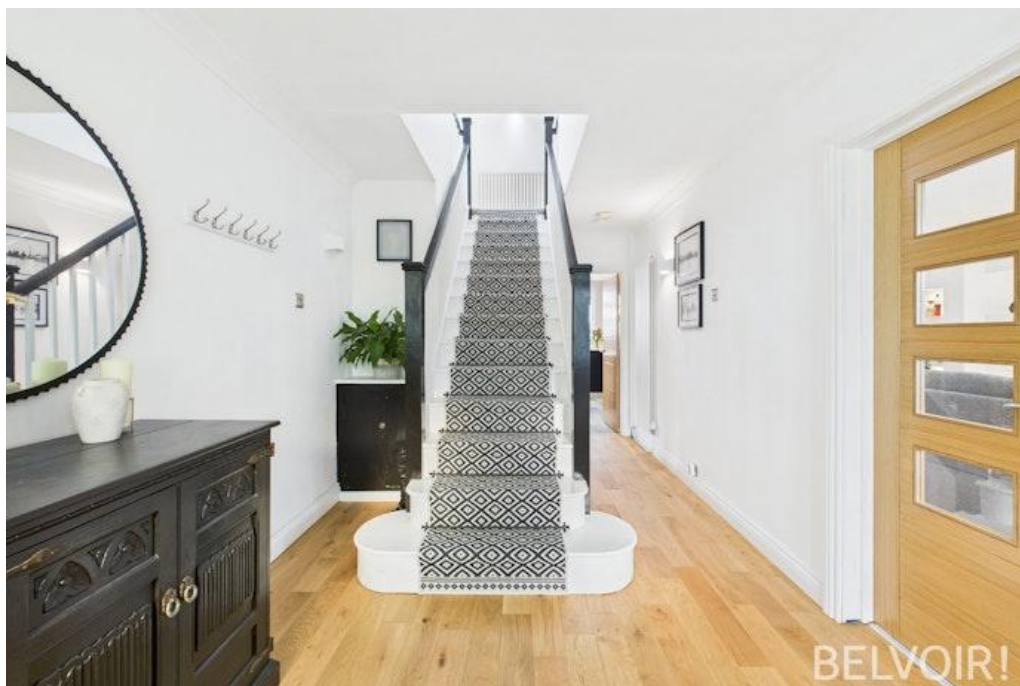


4  2  2 

St Helens Road, Prescot L34

£470,000

BELVOIR!



Key Features

- > BEAUTIFULLY PRESENTED
 - > ECCLESTON PARK
- > PICTURESQUE VIEWS
 - > EN-SUITE
- > DETACHED GARAGE
 - > Tenure: Freehold
 - > EPC rating D





Welcome to this impressive four-bedroom detached family home, located on the highly sought-after, service road section of St Helens Road, Eccleston Park. This property is the epitome of modern living with a perfect blend of comfort and convenience. Occupying a prime position, the property enjoys picturesque views over the surrounding fields & woods, providing a serene and tranquil backdrop to everyday life.

On entering you are greeted by an impressive hallway, where grand stairs form a striking centrepiece. To the right, double doors open into the spacious lounge and dining room, while straight ahead lie the convenient downstairs W.C. and the luxurious & well-appointed kitchen, as well as access and views to the rear garden.

Ascending the staircase, you are greeted by an expansive landing that truly impresses, bathed in natural light from a large feature window that frames delightful views and creates an airy, welcoming atmosphere. Four generously proportioned double bedrooms branch off this striking space, each offering abundant room for furnishings and storage. The principal bedroom boasts a luxurious en-suite shower room, while the remaining bedrooms are served by a sleek, contemporary family bathroom.

Externally, the property excels with a double-length driveway providing off-road parking for multiple vehicles, a detached garage for secure storage or workshop potential, and an additional outbuilding - perfect for a home office, gym, or entertaining space. The rear garden is private and low maintenance, with patio areas to enjoy the abundant stunning views.

Eccleston Park is a prestigious suburb renowned for its excellent transport links, including Eccleston Park railway station just a short walk away, offering direct services to Liverpool and Manchester. Families will appreciate proximity to highly regarded schools such as Eccleston Lane Ends Primary and De La Salle School.

The area is surrounded by beautiful open spaces, including the nearby Eccleston Park Golf Club and Carr Lane Woods, ideal for leisurely walks. Everyday amenities are within easy reach in Prescot town centre, with its historic market, shops, Shakespeare North Theatre and eateries, while the M57 and M62 motorways ensure swift access to the wider Northwest region.







HALLWAY

18'0" x 8'10" (5.5m x 2.7m)

Natural oak flooring. Door to front aspect. Window to front aspect. Radiator to wall. Access to all lower rooms.

LOUNGE/DINING ROOM

18'1" x 10'2" (5.5m x 3.1m)

Natural oak flooring. Window to front aspect. Fireplace. Patio doors to rear aspect.

KITCHEN

13'10" x 12'2" (4.2m x 3.7m)

Natural oak flooring. Window to rear aspect. Wall & base units. Integrated appliances.

W.C

5'6" x 4'10" (1.7m x 1.5m)

Natural oak flooring. Privacy window to side aspect. Toilet. Basin and vanity unit.

LANDING

15'5" x 5'11" (4.7m x 1.8m)

Carpet to floor. Window to side aspect. Radiator to wall. Access to all upper rooms.

MAIN BEDROOM

10'4" x 9'1" (3.1m x 2.8m)

Window to aspect. Carpet to floor. Access to en-suite. Window to front aspect.

EN-SUITE

7'8" x 2'11" (2.3m x 0.9m)

Shower & cubicle. Heated towel rail. Toilet. Basin. Tiles to floor.

BEDROOM TWO

12'5" x 14'9" (3.8m x 4.5m)

Laminate to floor. Window to front aspect. Radiator to wall.

BEDROOM THREE

10'6" x 10'9" (3.2m x 3.3m)

Carpet to floor. Window to rear aspect. Fitted wardrobes. Radiator to wall.

BEDROOM FOUR/OFFICE

11'0" x 9'11" (3.4m x 3m)

Laminate to floor. Radiator to wall. Window to rear aspect.

FAMILY BATHROOM

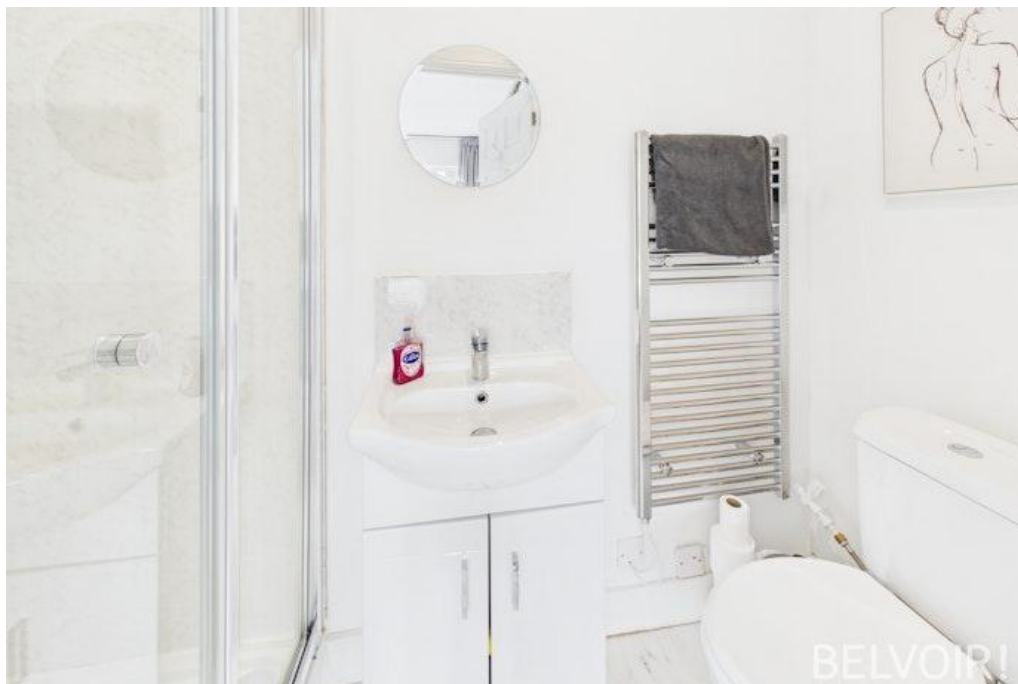
7'9" x 7'11" (2.4m x 2.4m)

Tiles to floor & wall. Shower and cubicle. Heated towel rail. Toilet. Basin.

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.





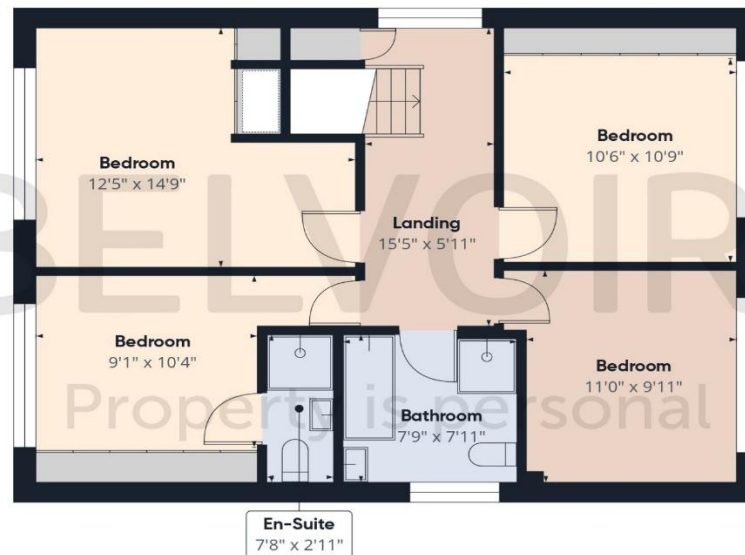








Floor 0 Building 1



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Approximate total area⁽¹⁾
1435 ft²

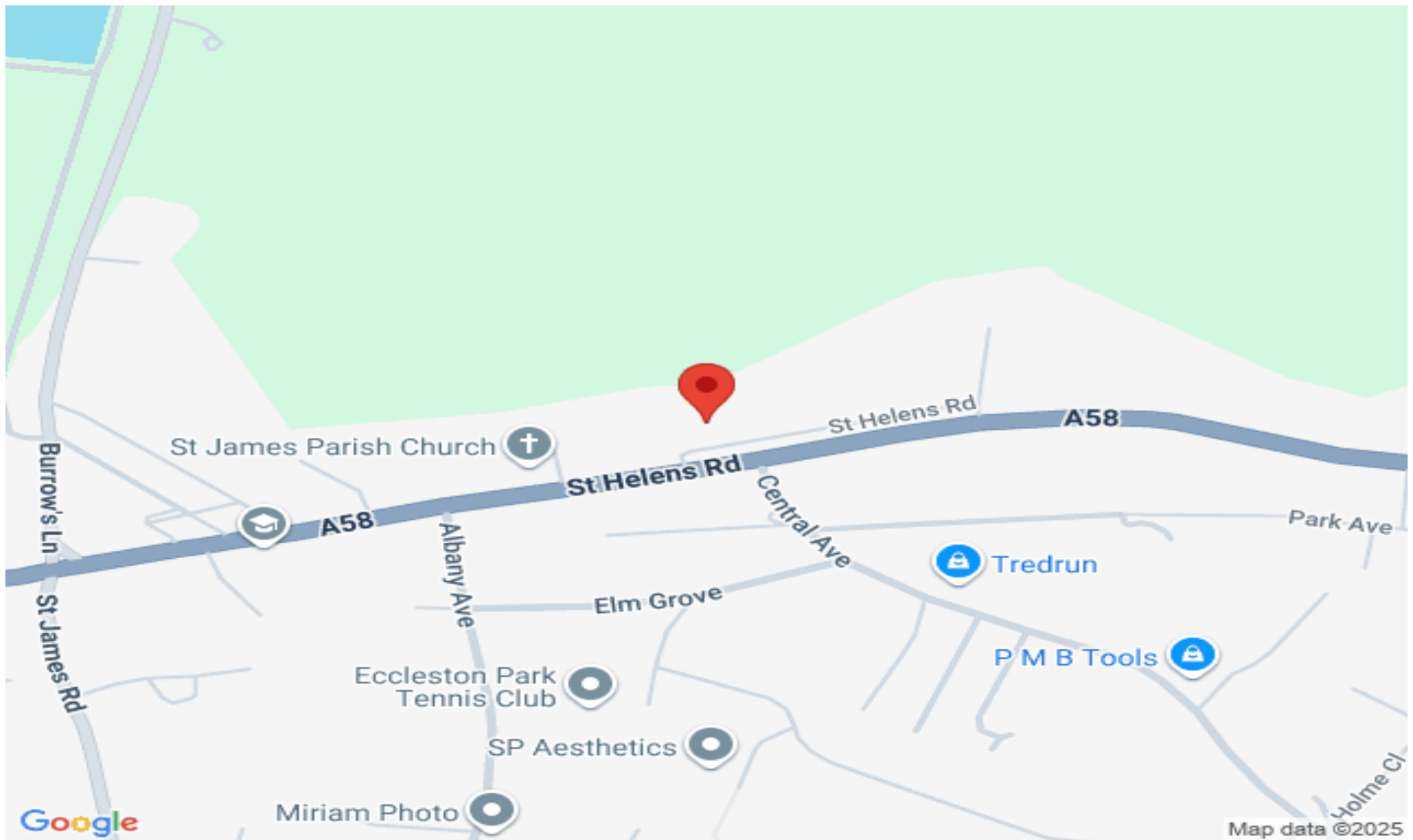
Reduced headroom
5 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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