



Eccleshall Road, Wirral CH62 4SA

welcome to

Eccleshall Road, Wirral

Immaculate family home! This three-bedroom semi-detached house offers the perfect blend of character features with modern living. Offering bay windows, high ceilings along with an open plan living space and sunny private garden to the rear, you'll want for nothing here.



Property Description

Upon entering the property, you're greeted by a light and airy hallway with access to upstairs and storage underneath. Continuing through to the living space; there is a living room to the front elevation boasting bay windows flooding the room with natural light. The living room has the makings of a media wall with all relevant electrics in the chimney. The kitchen diner is open to the living room and is equipped with plenty of counter and cupboard space for a budding chef's culinary needs. There is a large conservatory/orangery to the rear utilised as a sitting room, with double doors leading out into the garden.

Upstairs are two double bedrooms and a generously sized single bedroom serviced by a contemporary family bathroom. The double bedroom to the front elevation also reaps the benefits of bay windows.

Outside, to the rear, a tranquil garden offering patio space and manicured lawn. The joy of this garden is the privacy afforded by the lack of neighbours to the rear.

To the front a driveway with dropped curb.

Living Room

12' x 11' 2" (3.66m x 3.40m)

Kitchen/Diner

11' 8" x 17' 3" (3.56m x 5.26m)

Conservatory

11' 3" x 16' 1" (3.43m x 4.90m)

Bedroom 1

13' 1" x 10' 4" (3.99m x 3.15m)

Bedroom 2

10' 10" x 11' (3.30m x 3.35m)

Bedroom 3

10' 6" x 6' 7" (3.20m x 2.01m)



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welcome to

Eccleshall Road, Wirral

- Three bedrooms
- Semi-detached house
- Private sunny rear garden
- Off-street parking
- blend of character features with modern living

Tenure: Freehold EPC Rating: D

Council Tax Band: A



£210,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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Property Ref:
BEB109855 - 0003

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