

FOR SALE

22, Mottram Rise, Eccleston, WA10 5QZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Extended and significantly upgraded five-bedroom family home.

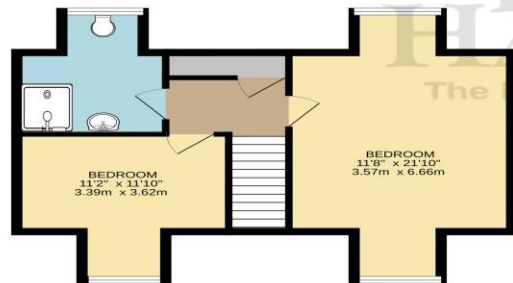
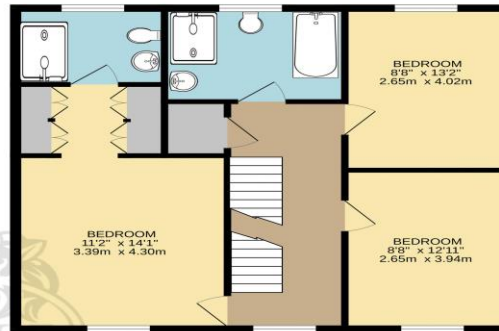
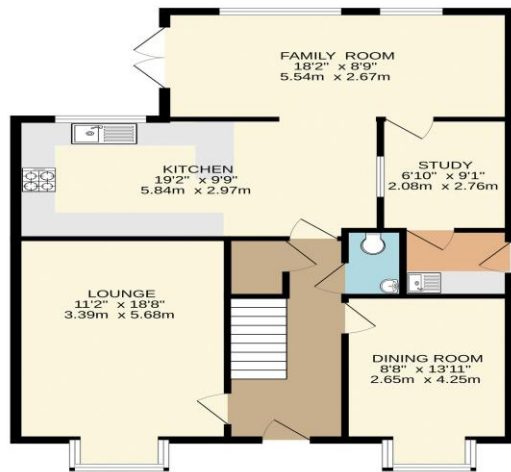


- High-spec newly built house
- Sleek & stylish presentation
- Bespoke family room extension
- Remodelled & upgraded accommodation
- Detached double garage
- 5 double bedrooms (4 with fitted robes)
- Dressing room & ensuite to master
- 2331 SQ.FT. / Freehold

Nestled on a quiet private road lined with recently built executive-style detached homes, this extended and significantly upgraded five-bedroom family home offers a rare sense of privacy, with no overlooking neighbours to the front or rear. The house boasts extensive upgrades, particularly in the kitchen and bathrooms, which feature luxury fixtures and fittings. The kitchen has been transformed with a glass partition to create a practical ground floor study and further extended with a bespoke sunroom at the rear, complete with a vaulted ceiling, skylights, and custom-built cabinets. Additional highlights include high-quality fitted wardrobes to four of the five bedrooms, exterior LED lighting, CCTV, a detached double garage, and a large double driveway with an electric charging point. Constructed by the renowned homebuilders 'Jones Homes,' Mottram Rise is an exclusive road of detached properties situated in an elevated position, offering woodland views to the front and panoramic views to the rear—a luxury seldom found in modern housing developments. Even more unique is the fact that the house is freehold with no management fees. This beautifully presented property features a welcoming entrance hallway, a bay-fronted living room, a formal dining room, and an open-plan kitchen/living space with a range of integrated appliances and a breakfast bar. The ground floor also includes a WC, study or music room, and utility room. On the first floor, there are three double bedrooms; the master bedroom overlooks woodland and includes a walk-through wardrobe leading to an ensuite shower room, along with a family bathroom. The second floor houses two additional bedrooms and a shower room, with views from this level that must be seen to be truly appreciated. Outside, there are gardens to the front and rear and a spacious driveway leading to a double garage with an electric door. All the bathrooms are luxuriously finished, featuring remote-controlled, thermostatically regulated shower cubicles.





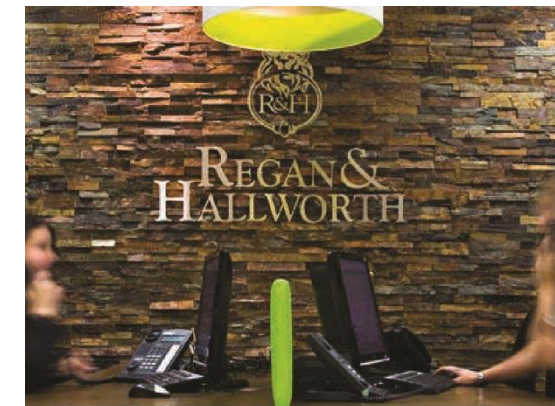


TOTAL FLOOR AREA : 2331 sq.ft. (216.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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