



**Broadway, Eccleston, St. Helens WA10 5DH**

**Offers over £330,000**

This impressive, extended semi-detached home offering spacious family living with three reception rooms finished to a high standard throughout. Accommodation briefly comprising of: Porch opening into the Entrance Hallway, Garage/Storage Room, Guest Cloakroom, Open Plan Lounge leading into the Dining Room with Patio doors into the Conservatory and a Modern Fitted Kitchen, To the first floor are Four Fabulous Bedrooms and a Family Four piece Suite Bathroom. An immaculate rear lawned garden area with a large patio to the rear and a detached garage. Driveway with ample parking. Excellent location in the heart of Eccleston within walking distance to local amenities and schools. \*\*\* Freehold Property \*\*\* Viewing highly recommended!  
NO ONWARD CHAIN

## Entrance



Entrance into the Porch with feature wood wall paneling, opening into the Entrance Hallway, where the staircase leads to the first floor and gives access to each room.

## Guest Cloakroom



A modern Guest Cloakroom fitted with a W.C., hand wash basin and tiled walls.

## Lounge

14'11" x 12'4" (4.56m x 3.78m)



This open plan bright family lounge with window to the front elevation, Electric fire with additional radiator heating, wooden flooring throughout giving open access into the dining room.

## Dining Room

11'1" x 9'10" (3.39m x 3.02m)



Leading from the Lounge with french doors into the conservatory, radiator heating.

## Conservatory

11'3" x 8'0" (3.45m x 2.44m)



A fabulous additional reception room with feature wood wall panelling and access to the garden.

## Kitchen

10'6" x 7'5" (3.21m x 2.28m)



This modern kitchen fitted with a range of high gloss wall, base and drawer units with work surfaces over and tiled splash backs, window to the rear elevation, electric oven and induction hob and extractor fan over, sink unit, space and plumbing for a fridge/freezer and dish washer or washer dryer

## Garage/Storage Room

16'9" x 6'9" (5.13m x 2.07m)

A useful, storage/garage with up and over door to the front and rear and access off the hallway.

## Landing



Giving access to each room.

### Bedroom One

12'4" x 10'5" (3.76m x 3.19m)



The main double bedroom with window to the front elevation, fitted mirrored sliding wardrobes and radiator.

### Bedroom Two

16'9" x 6'9" (5.13m x 2.07m)



This extended second double bedroom with window to the front elevation and a Juliet balcony to the rear and radiator.

### Bedroom Three

11'3" x 10'5" (3.43m x 3.20m)



A third double bedroom with window to rear elevation, fitted wardrobes and radiator.

### Bedroom Four

8'3" x 7'0" (2.52m x 2.15m)



This fourth bedroom with window to the front elevation and radiator.

### Bathroom

7'6" x 6'11" (2.29m x 2.11m)



A stunning family bathroom fitted with a four piece suite comprising of: W.C., walk-in shower cubicle, panelled bath, vanity sink unit with storage underneath, fitted built-in mirror/television, blue tooth speakers, tiled walls, obscured glazed window to the side elevation and heated towel rail.

### Front

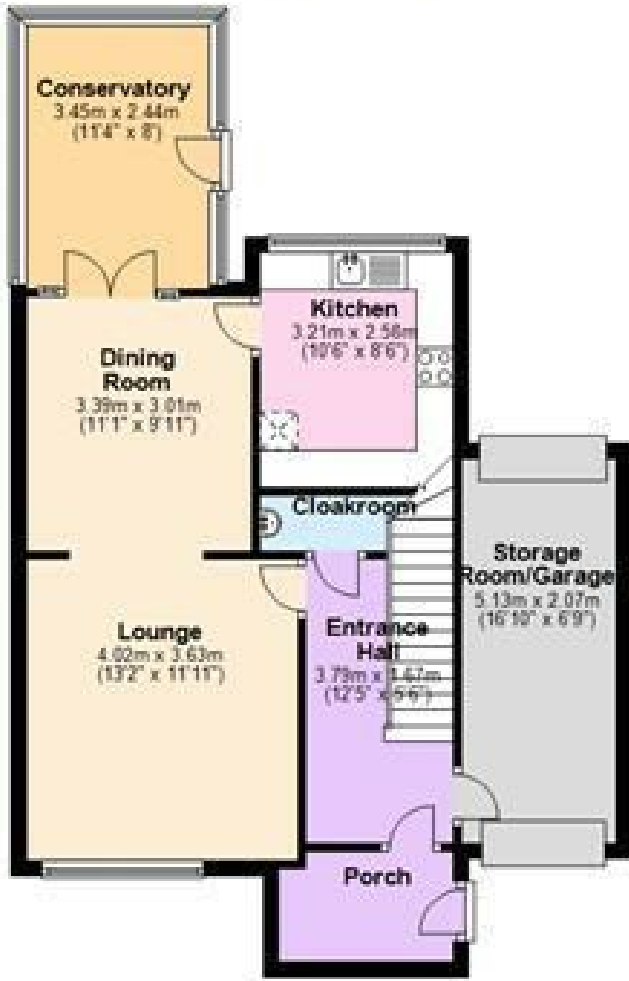
Paved Driveway offering ample parking.

### Garden



An impressive sized rear garden, easily maintainable, lawned garden, paved patio to the rear with a pergola ideal for entertaining, detached garage with light and electric, all private and enclosed.

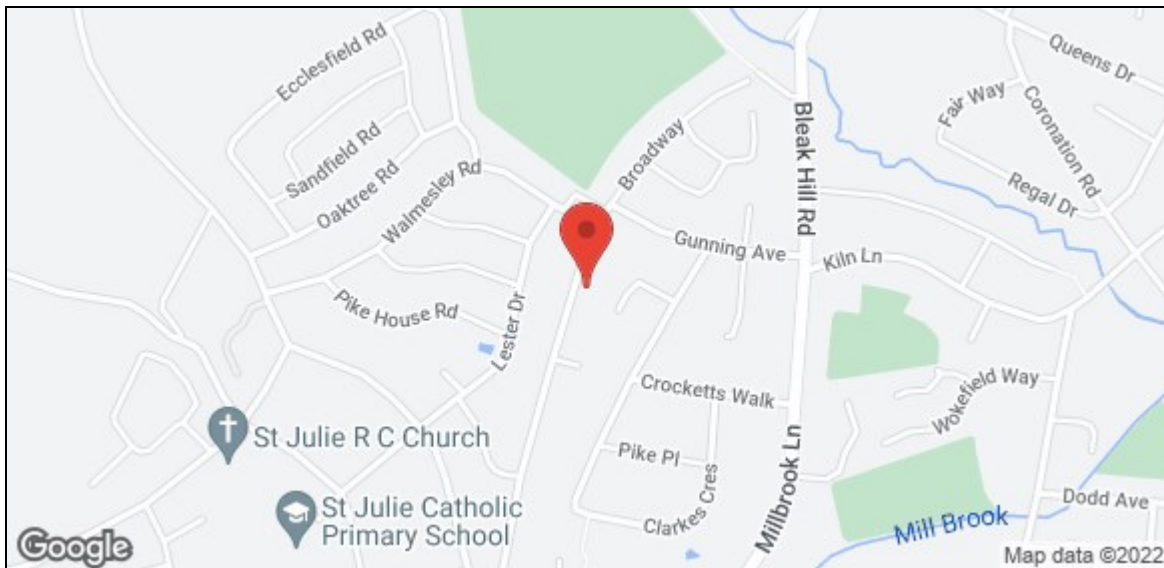
## Ground Floor



## First Floor



Every attempt is made to ensure accuracy however all measurements are approximate. The floorplan is for illustrative purposes only and is not to scale. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		Current	Potential
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

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