



82, Broadway, Eccleston, WA10 5DH

Offers Over £300,000

*David
Davies* *Collection*

82, Broadway, Eccleston, WA10 5DH

- EPC: TBC
- Freehold
- Large Plot With Spacious Rear Garden
- Full Width Single Storey Extension
- First Floor Family Bathroom & Ground Floor WC
- Council Tax Band: D - St Helens
- No Onward Chain
- Three Bedroom Semi Detached
- Excellent Potential For Open Plan Living
- Driveway For Four Vehicles & Garage

An exceptional opportunity to acquire an extended three-bedroom semi-detached home in the highly sought-after area of Eccleston. Offered with 'No Onward Chain', this property presents outstanding potential for further development while already benefiting from a rear extension and an enviable plot position within a quiet cul-de-sac.

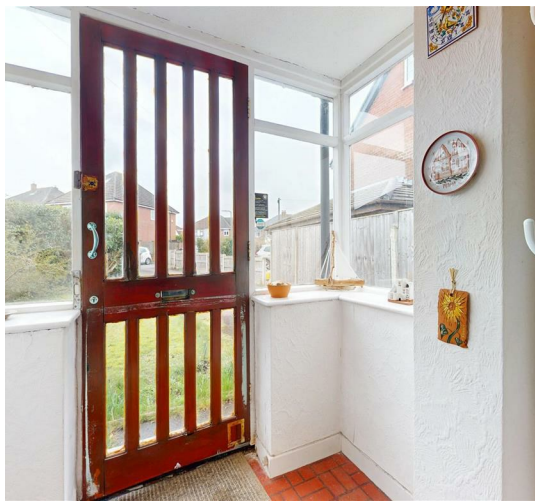
Set well back from the road, the home boasts striking kerb appeal, complemented by a substantial front garden and an extensive driveway providing off-road parking for up to four vehicles. Beyond a secure high gate to the side, a covered car port offers additional parking for a further two vehicles, making this an ideal property for families with multiple cars or those requiring secure storage space.

Internally, the ground floor begins with an entrance porch leading into a welcoming hallway and a spacious front living room, filled with natural light. The property further benefits from UPVC double-glazed windows and gas central heating. To the rear, the kitchen and separate dining room are positioned alongside the existing single-storey extension, creating an exciting opportunity to reconfigure the space into a large open-plan kitchen, living and dining area. With the potential to install bi-folding doors opening onto the impressive rear garden, this could be transformed into a superb modern family hub. A convenient under-stairs WC completes the ground floor.

To the first floor, the landing provides access to three generous bedrooms, two of which are particularly impressive double rooms offering excellent proportions. A family bathroom serves this level, with loft access via a hatch. The loft is partially boarded and offers significant scope for conversion into additional bedrooms and bathroom space, subject to the necessary permissions — a feature already capitalised on by neighbouring properties.

EPC: TBC





Floorplan To Follow





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David Davies

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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