

**531, Burrows Lane, Eccleston, WA10 5AN**

Offers Over £350,000

David Davies Collection



# 531, Burrows Lane, Eccleston, WA10 5AN

- EPC: C
- Council Tax Band: E - St Helens
- 30ft Lounge Through Dining Room
- Three/Four Spacious Double Bedrooms
- Kitchen With Utility Room At The Rear
- Freehold
- Unique Detached Family Home - No Onward Chain
- Substantial Private Plot
- Sought-After Eccleston Village Location
- Large Private Rear Garden

David Davies Sales & Lettings Agent are delighted to present this truly unique detached family home, with 'No Onward Chain', occupying a substantial plot in one of Eccleston's most sought-after locations.

Originally serving as the village's former police house, the property has been thoughtfully converted over the years to create a spacious and versatile residence unlike anything else on Burrows Lane, offering an exciting opportunity for buyers seeking a home full of character, individuality and generous living space.

Internally, the accommodation is both spacious and flexible. A welcoming entrance hall leads to an impressive 30ft open-plan lounge and dining room, providing an outstanding space for everyday family life and entertaining. To the rear is a further large reception room, currently arranged as a generous dining area with an adjoining study, offering excellent versatility for those working from home or requiring additional living space.

The well-appointed kitchen is fitted with a range-style cooker, integrated fridge and integrated dishwasher, whilst a separate utility room and convenient ground floor WC to the front of the property to complete the ground floor. An additional reception room provides the flexibility to be used as a home office, playroom or fourth bedroom if required.

To the first floor are three spacious double bedrooms, all offering generous proportions, together with an extended family bathroom finished to a high standard.

Further benefits include gas central heating, UPVC double glazing, a fully boarded loft with a fitted loft ladder providing excellent storage, a detached garage ideal for storage or a workshop, and a substantial outdoor shed which will remain with the property.

Combining a fascinating history, spacious accommodation, a substantial plot and an enviable Eccleston location, this is a perfect family home.

EPC: C







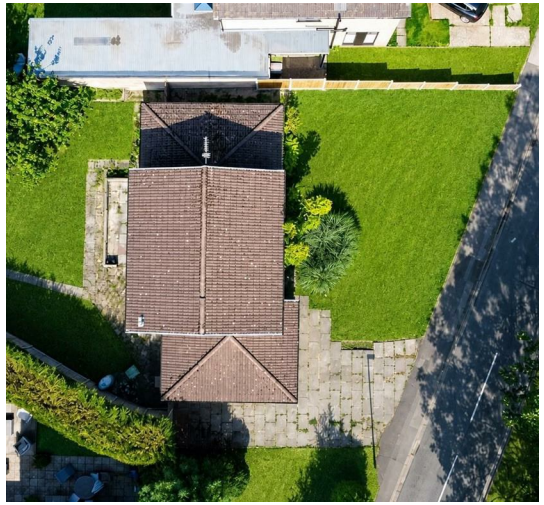








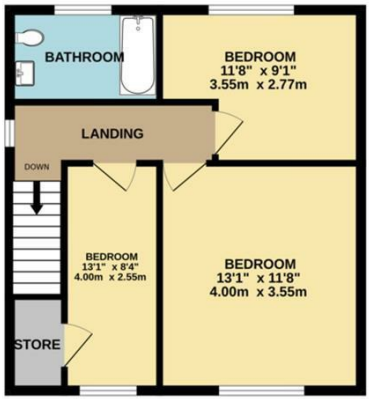



GROUND FLOOR




1ST FLOOR







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