

3, Daresbury Road, St. Helens, WA10 5DR

Asking Price £300,000

David Davies Collection



3, Daresbury Road, St. Helens, WA10 5DR

- Freehold
- Council Tax Band: C
- Substantial Plot With Large Private Rear Garden
- Full-Width Loft Conversion With Excellent Potential
- Driveway Parking And Excellent Kerb Appeal
- EPC: C
- Offered With No Onward Chain
- Rare Two Bedroom True Bungalow
- Quiet And Highly Sought-After Eccleston Location
- Potential To Create Open Plan Living

Offered to market with no onward chain — A rare opportunity to acquire this traditional two-bedroom true bungalow, occupying a substantial plot within a quiet and highly sought-after location in the heart of Eccleston. Offering excellent kerb appeal, generous gardens, driveway parking and the added benefit of a full-width loft conversion, this versatile property provides both comfortable single-level living and exciting potential for further accommodation.

The property is approached via a well-maintained front garden with driveway parking, leading to a welcoming entrance porch and hallway. The ground floor accommodation comprises two well-proportioned double bedrooms, both positioned towards the front of the property, alongside a spacious living room situated towards the rear.

The living room leads through to a bright conservatory, providing a lovely additional reception space with views and direct outlook over the property's impressive rear garden. Also positioned to the rear is the kitchen, which offers excellent scope for modernisation and reconfiguration. Subject to the necessary permissions, there is considerable potential to open up the rear of the property to create a superb open-plan kitchen, dining and living space, making the most of the generous footprint and garden outlook. The ground floor is completed by a modern shower room.

A particular feature of the property is the full-width loft conversion, providing a substantial additional space which can be utilised in a variety of ways depending on the purchaser's requirements. Whether used as a third bedroom, impressive master bedroom, home office, hobby room or additional living accommodation, the versatility of this space significantly enhances the property's appeal. There is also potential to create two additional bedrooms or a generous master suite with en-suite facilities, subject to any required permissions and building regulations.

EPC: C













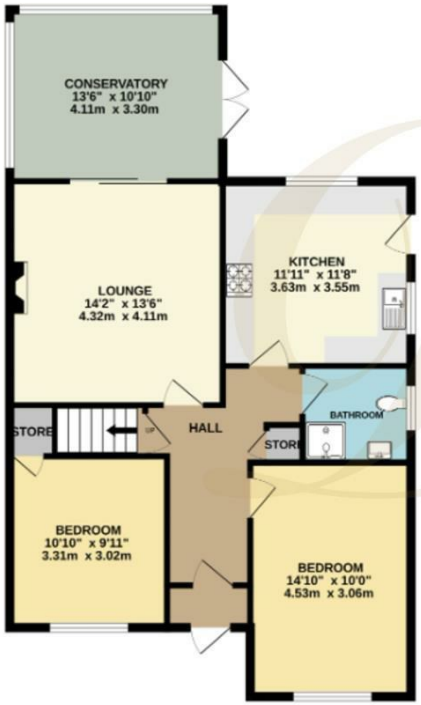




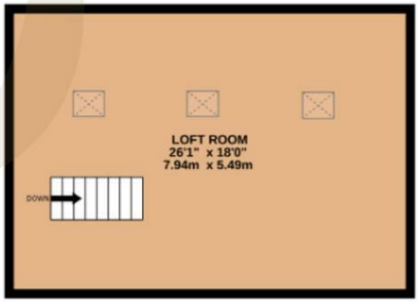




GROUND FLOOR



1ST FLOOR





Our family owned Independent Estate Agency was established in 1981 and provides a ***refreshingly professional service*** combining traditional values with a modern approach.

