



23, Walmesley Road, Ecclestone, WA10 5JR

Offers Over £350,000

*David
Davies*  *Collection*

23, Walmesley Road, Eccleston, WA10

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- EPC:C
- Council Tax - St Helens: D
- Freehold
- Extended Semi Detached Property
- Spacious Reception Room And Separate Dining Area
- Modern And Stylish Kitchen
- Ground Floor Utility And WC
- Four Generous Bedrooms Master With En Suite
- Low Maintenance Rear Garden
- Immaculately Presented Both Inside And Out

David Davies Sales & Lettings Agent are pleased to present this beautifully extended four-bedroomed semi-detached family home, located in the highly sought-after area of Eccleston, on the popular Walmesley Road.

Ideally positioned within the catchment for well-regarded schools and offering excellent access to the East Lancashire Road, this property is perfect for families and commuters alike.

Upon entry, a welcoming porch leads into a bright hallway, setting the tone for the well-maintained and versatile accommodation throughout.

The ground floor features a well-appointed kitchen, utility room, and a convenient downstairs WC. The integral garage, accessed via the utility, provides useful storage or secure parking.

The ground floor also boasts a spacious through-lounge, filled with natural light and perfect for both relaxing and entertaining. A separate dining room provides further space for family meals or hosting guests.

To the first floor are four generously sized bedrooms, including a superb master suite complete with a vaulted ceiling, dressing area, and a private en-suite shower room. The family bathroom is a true highlight, featuring a four-piece suite with a corner bath and separate shower cubicle—a rare and desirable feature for this style of home.

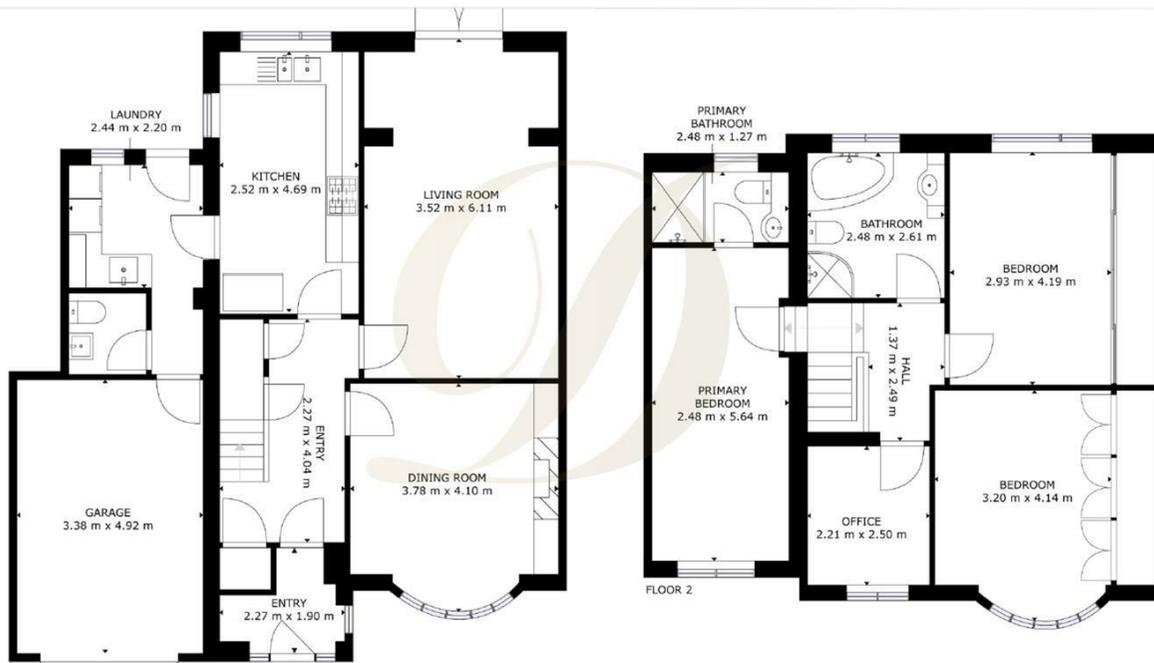
Externally, the property continues to impress. A large driveway to the front provides off-road parking for multiple vehicles. To the rear, the generous private garden offers a blend of patio and decked areas, ideal for outdoor dining, entertaining, or children's play.

This is a fantastic opportunity to acquire a spacious, move-in-ready home in a prime location. Early viewing is highly recommended to fully appreciate the space, quality, and setting on offer.

EPC:C







David Davies

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David Paul Davies

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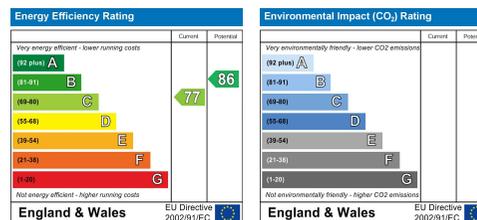
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