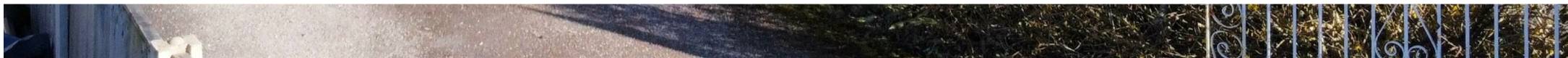




82, Broadway, Ecclestone, WA10 5DH

Asking Price £295,000

*David
Davies* **D** *Collection*



82, Broadway, Ecclestone, WA10 5DH

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

An exceptional opportunity to acquire an extended three-bedroom semi-detached home in the highly sought-after area of Ecclestone. 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.

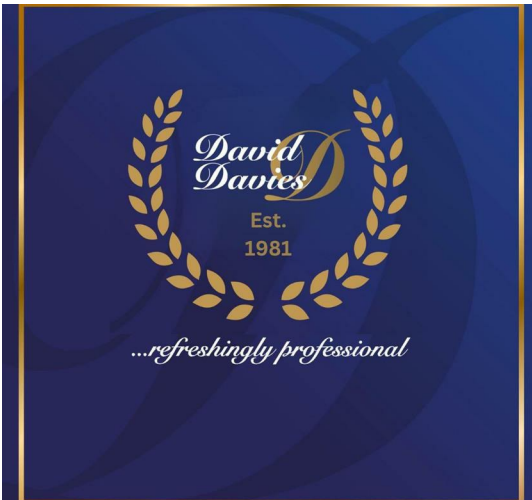
Internally, the ground floor begins with an entrance porch leading into a welcoming hallway and a spacious front living room, filled with natural light. To the rear, the kitchen and separate dining room are positioned alongside the existing single-storey extension, creating an exciting opportunity to knock down the wall into a large open-plan kitchen, living and dining area with potential to further extend at the rear and also the side. 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.

To the rear is the fabulous large rear garden, with plenty of space for a home office or sunroom at the bottom of the garden. Here is the perfect space to enjoy those summer months.

EPC: E







David Davies

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

David Paul David

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	