



FREEHOLD



House - Semi-Detached

# 144 ST. HELENS ROAD, ECCLESTON PARK, L34 2QG

Offers Over

## £525,000

### FEATURES

- Six Bedroom Semi detached family home
- Spread over three floors
- Ground floor WC
- Two spacious receptions with Kitchen diner
- Two bathrooms
- Victorian features throughout
- Modern fitted kitchen with granite work tops and built in appliances
- Ecclestone Park location
- Landscaped rear garden with decking area
- Off road parking for multiple vehicles



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# 6 Bedroom House - Semi-Detached located in Eccleston Park

## Full Description

Nestled on the charming St. Helens Road in the desirable Eccleston Park, this splendid Victorian semi-detached family home offers an impressive blend of period features and modern living. Spanning an expansive 2,228 square feet, the property is thoughtfully arranged over three floors, providing ample space for family life and entertaining.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and social gatherings. The lounge, with its characterful details, serves as a warm and welcoming space to unwind after a long day. The layout of the home is designed to accommodate a growing family, with six well-proportioned bedrooms that offer versatility for various needs, whether it be guest rooms, a home office, or children's spaces.

The property boasts two bathrooms, ensuring convenience for busy mornings and family routines. The Victorian architecture adds a touch of elegance, while the spacious interiors allow for comfortable living.

Located in the sought-after area of Eccleston Park, residents will enjoy a peaceful neighbourhood with easy access to local amenities, schools, and parks.

This home is not just a property; it is a place where cherished memories can be made.

In summary, this Victorian semi-detached house is a rare find, combining historical charm with modern comforts, making it an ideal choice for families seeking a spacious and inviting home in a lovely setting close to Prescott town centre renowned for its rich history and vibrant community. Once the heart of England's watch and clock-making industry, Prescott is steeped in heritage, providing a unique backdrop for modern living. The town boasts excellent transport links, making commuting to Liverpool and beyond a breeze.

Residents of Prescott enjoy a delightful mix of amenities, including a variety of eateries, bars, parks, and shops, all within easy reach. The local area is perfect for

those who appreciate both the tranquillity of semi-rural life and the conveniences of urban living.

For leisure and recreation, Prescott offers an array of activities. Nature enthusiasts can explore the nearby Knowsley Safari Park, the largest safari park in the UK. The town's rich connection to theatre, particularly its historical ties to Shakespeare, is celebrated at the local museum, where visitors can delve into Prescott's fascinating past.

In addition to its cultural offerings, Prescott is home to the local football team, Prescott Cables FC, providing opportunities for community engagement and spirited events. With film nights, open-air cinema, and pop-up performances, there is always something happening in this lively town.





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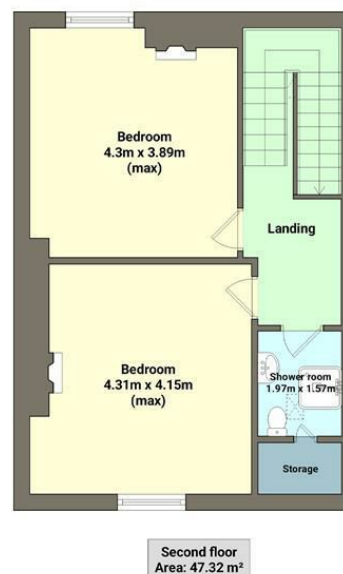
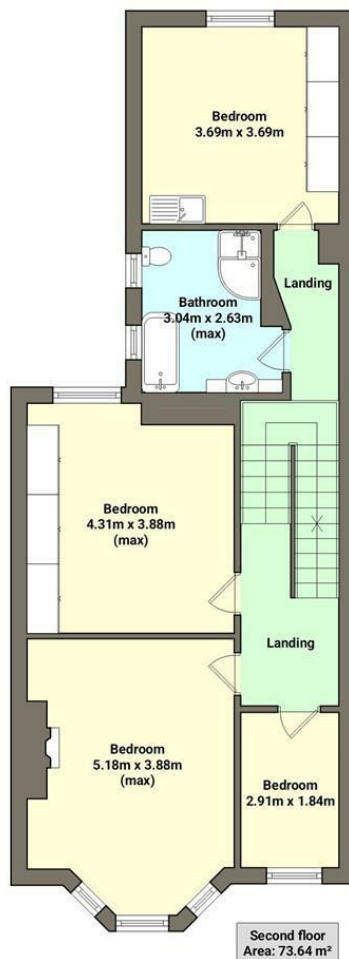
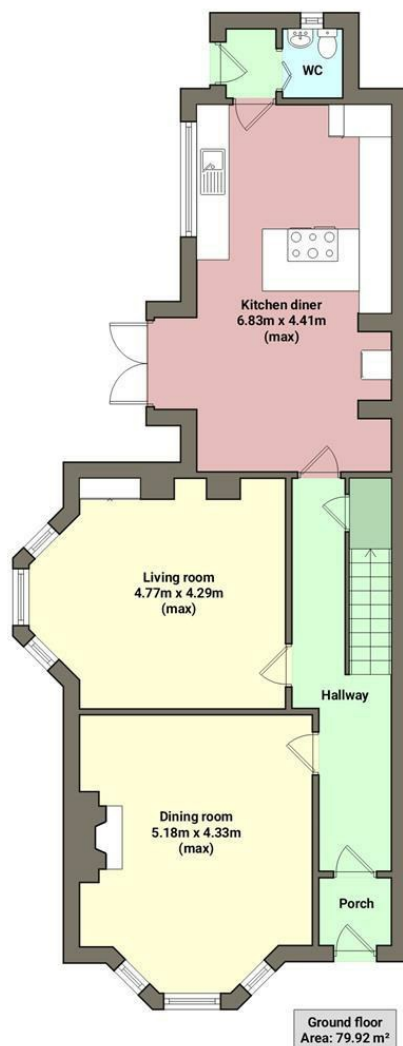
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Council Tax Band

**E**



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus)                                   | A       | 84                         |
| (81-91)                                     | B       |                            |
| (69-80)                                     | C       |                            |
| (55-68)                                     | D       |                            |
| (39-54)                                     | E       |                            |
| (21-38)                                     | F       | 71                         |
| (1-20)                                      | G       |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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