



**1, Clay Lane, Eccleston, WA10 5PY**

Asking Price £730,000

*David  
Davies*  *Collection*



# 1, Clay Lane, Eccleston, WA10 5PY

- EPC: C
- Council Tax Band: E
- Stunning Four Bedroom Semi Detached House
- Large Open Plan Kitchen Living Dining Room
- Panoramic Views Of The Countryside
- Freehold
- No Onward Chain
- Substaantial Plot & Significantly Extended
- Electric Gates & Large Rear Garden
- Three Modern Bathrooms

Presented to an exceptional standard throughout, this truly stunning four-bedroom semi-detached residence offers an outstanding blend of luxury, style and practicality, positioned within a peaceful and highly sought-after location. Finished to an impeccable specification and enjoying breathtaking panoramic countryside views from every aspect, this remarkable home provides an enviable lifestyle for modern family living.

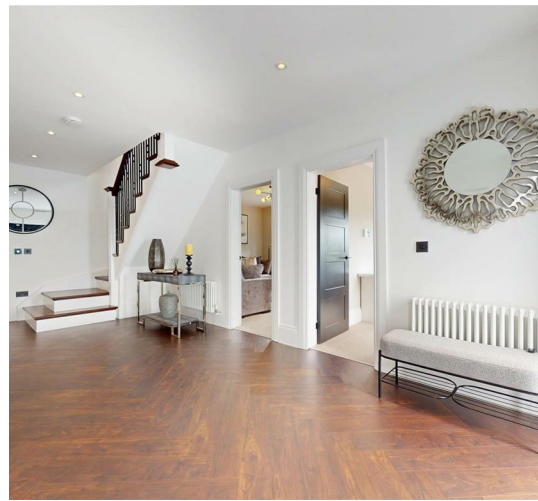
From the moment you enter, the property immediately impresses with its sense of space, natural light and elegant design. Thoughtfully arranged accommodation and vaulted ceilings throughout create an abundance of openness, enhancing the bright and airy atmosphere that flows seamlessly through the home.

The ground floor has been carefully designed with both everyday living and entertaining in mind. A beautifully appointed lounge provides a warm and inviting retreat, centred around a charming real log burner that creates the perfect setting for relaxing evenings. For those working from home or requiring additional flexibility, a dedicated study offers an ideal workspace.

At the heart of the home lies the impressive kitchen and dining area, a superb open-plan space perfectly suited to family life and social occasions alike. Finished to a high specification, the kitchen benefits from underfloor heating and is enhanced by a premium Quooker boiling and filtered water tap, combining luxury with modern convenience. A separate utility room and ground floor WC add further practicality to the layout.

To the first floor, the property offers four beautifully presented bedrooms, all enjoying picturesque countryside views that frame the surrounding landscape and bring the outdoors in.







GROSS INTERNAL AREA  
 FLOOR 1 138.3 m<sup>2</sup> FLOOR 2 62.4 m<sup>2</sup>  
 TOTAL : 200.7 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	