



**35, The Spires, Eccleston, WA10 5GA**

Reduced To £200,000

*David  
Davies* *Collection*



### 35, The Spires, Eccleston, WA10 5GA

- EPC: C
- Freehold
- End Terraced Property
- Modern Kitchen With Integrated Appliances
- Three Bedrooms
- Council Tax Band: B
- NO CHAIN
- Spacious Reception Room
- Ground Floor W/C
- Allocated Parking For Two Cars

David Davies Sales & Lettings present to market this bright and well-presented three-bedroomed property on The Spires in Eccleston, an ideal opportunity for buyers seeking a spacious home with excellent potential, both inside and out With 'NO CHAIN'

Upon entering, you're welcomed into a hallway with a useful understairs cupboard and a ground-floor W/C. To the right sits a well-equipped kitchen featuring wood-effect cabinetry, granite-style worktops, and a tiled splashback. There's space for a washer/dryer and freestanding fridge freezer, with a pleasant outlook from the sink area.

The spacious lounge and dining area sits to the rear of the property, benefitting from wood flooring, a modern feature fireplace, and French doors opening onto the rear garden. This versatile space is ideal for entertaining or relaxing and can be arranged to suit a variety of needs. The garden is low-maintenance with a paved patio, a lawned section, and scope to personalise further. With a bit of imagination, it can be transformed into a peaceful outdoor retreat or an entertaining space for family and friends.

Upstairs, there are three bedrooms. The main bedroom is positioned at the front of the property and provides a clean, neutral space. The second bedroom enjoys views of the garden and makes an excellent guest room, nursery, or home office. The third bedroom offers a cosy and versatile space, well-suited for a child's room or a useful extra room depending on your needs,

The family bathroom is finished with sleek tiling and includes a bath with overhead shower and a frosted window providing natural light while maintaining privacy.

Located in a popular residential area, The Spires offers great access to local schools including Eccleston Mere Primary and De La Salle. With Eccleston Mere, Taylor Park and Grange Park Golf Club nearby, and excellent road and rail connections to St Helens, Liverpool, and Manchester, this home is ideally situated for families and commuters alike.

EPC: C









