

12, Millers Fold, Eccleston, WA10 4QT

Offers Over £230,000

David Davies Collection



12, Millers Fold, Eccleston, WA10 4QT

- EPC: C
- Tenure: Leasehold
- Modern Family Bathroom
- Private Rear Garden
- Ground Floor WC
- Council Tax Band: C
- Three Bedroom Semi Detached
- Open Plan Kitchen Diner
- Driveway For Multiple Cars
- Excellent Quiet Location

Situated within a stunning and quiet cul-de-sac, this beautifully presented three-bedroom semi-detached home offers excellent kerb appeal and is ideal for families or those seeking a peaceful yet well-connected location.

The property is garden fronted and benefits from a long driveway to the side, providing off-road parking for up to three vehicles.

Internally, the ground floor comprises an entrance porch, which gives access to a convenient WC and a spacious front living room. The living room flows seamlessly through to a modern open-plan kitchen diner, creating a fantastic space for both everyday living and entertaining. To the rear, a conservatory further enhances the space, offering a versatile additional reception area, ideal for use as a playroom, home office, or relaxation space.

To the first floor, the landing leads to a recently fitted, stylish family bathroom and three well-proportioned bedrooms, with the principal bedroom being particularly generous in size.

Externally, one of the standout features of this home is the private rear garden, thoughtfully designed with a tiled seating area and low-maintenance artificial lawn. The garden is completed by a summerhouse with side shed, offering excellent storage or potential for conversion into a home bar, gym, or office space.

With its desirable location, modern layout, and versatile living spaces, this property is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

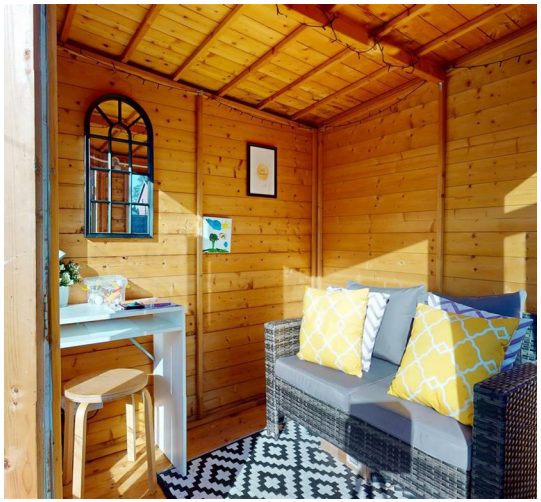
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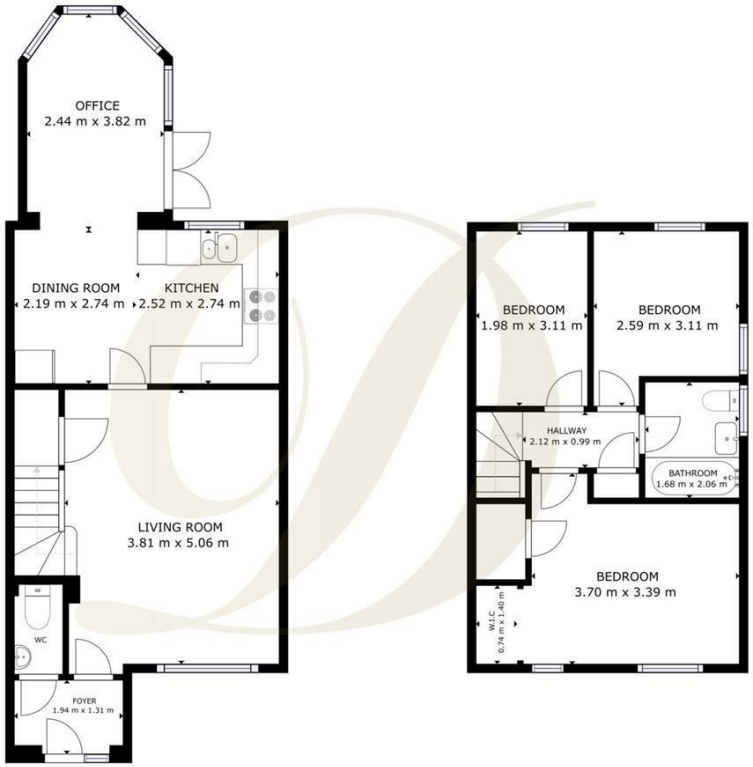












GROSS INTERNAL AREA
FLOOR 1: 48.36 m², FLOOR 2: 35.99 m²
TOTAL: 84.35 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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