76, Millbrook Lane, Eccleston, WA10 4QY

£255,000

David Davies Collection

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- EPC:D
- Freehold
- Extended Semi Detached Property
- Newly Fitted Kitchen (2026)
- Not Overlooked To Rear
- Council Tax Band: C - St Helens
- No Onward Chain
- Two Spacious Reception Rooms
- Three Good Sized Bedrooms
- Driveway And Garage

Occupying a prime central position within Eccleston Village, this spacious three-bedroom traditional semi-detached home offers an exceptional opportunity for families, being within a close proximity of several highly regarded primary schools and a wide range of village amenities.

Ideally situated along the main road in the heart of the village, the property benefits from immediate access to local shops, cafés and public houses, while still enjoying a pleasant rear outlook over open fields, creating a wonderful balance between convenience and outlook.

The home offers generous and well-proportioned accommodation throughout, complemented by gas-fired central heating and double glazing. Internally, the ground floor comprises an entrance porch leading into a welcoming hallway, a bright front reception room featuring a bay window, and a second reception room to the rear providing additional living or dining space. A particular highlight is the stunning brand-new kitchen, thoughtfully designed with contemporary units and finishes, which also provides internal access to the substantial tandem integral garage — ideal for storage, workshop space or further potential (subject to necessary consents).

To the first floor, there are two spacious double bedrooms, along with a well-sized single bedroom. The rear bedrooms benefit from attractive views over the adjoining fields, enhancing the sense of openness. A modern shower room completes the first-floor accommodation.

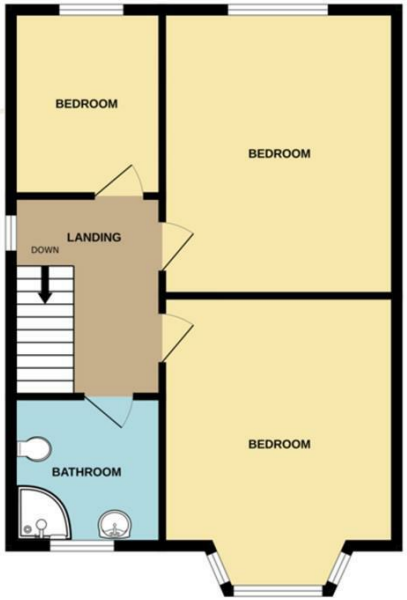
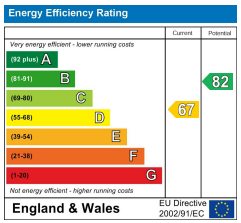
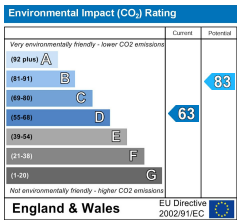
Externally, the property boasts a large and private rear garden, offering significant outdoor space for families and entertaining. To the front, there is driveway parking, providing convenient off-road parking. The garage has a new roof and a 10 year guarantee.

This is a superb opportunity to acquire a traditional home in one of Eccleston’s most sought-after and central locations, combining generous living space, village convenience and appealing open views.

EPC: D

GROUND FLOOR

1ST FLOOR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