



**12, Millers Fold, Eccleston, WA10 4QT**

**Offers Over £230,000**

*David  
Davies* **D** *Collection*



## 12, Millers Fold, Eccleston, WA10 4QT

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

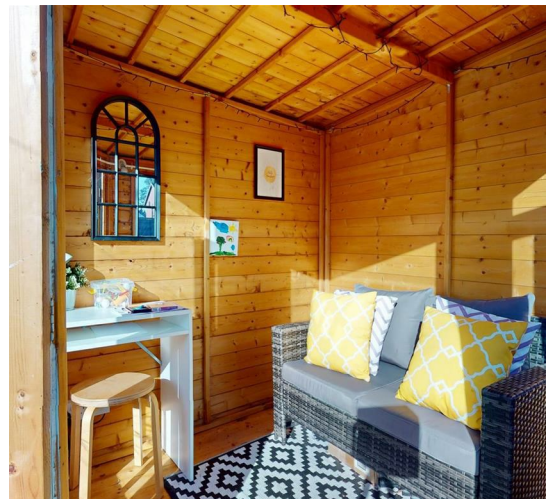
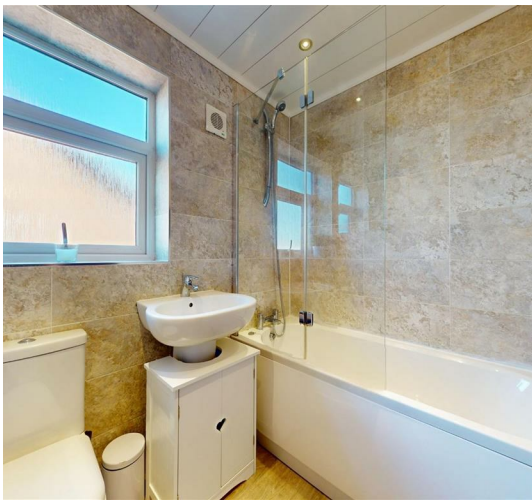
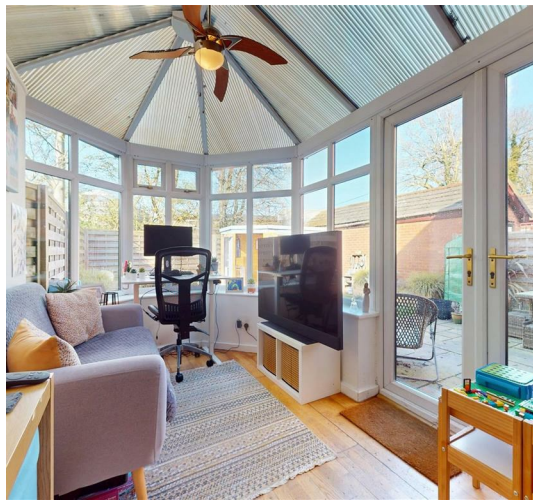
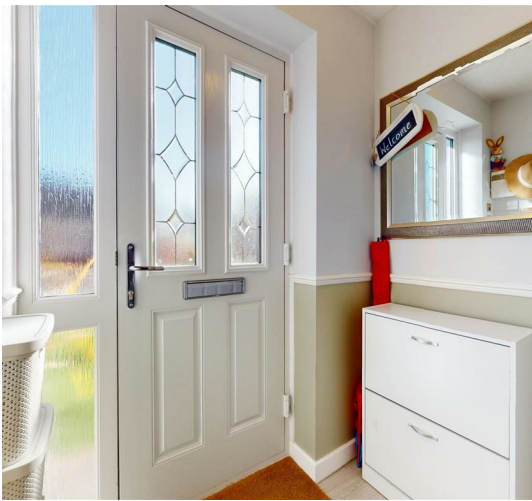
To the first floor, the landing leads to a recently fitted, stylish family bathroom and three well-proportioned bedrooms, with the principal bedroom being particularly generous in size.

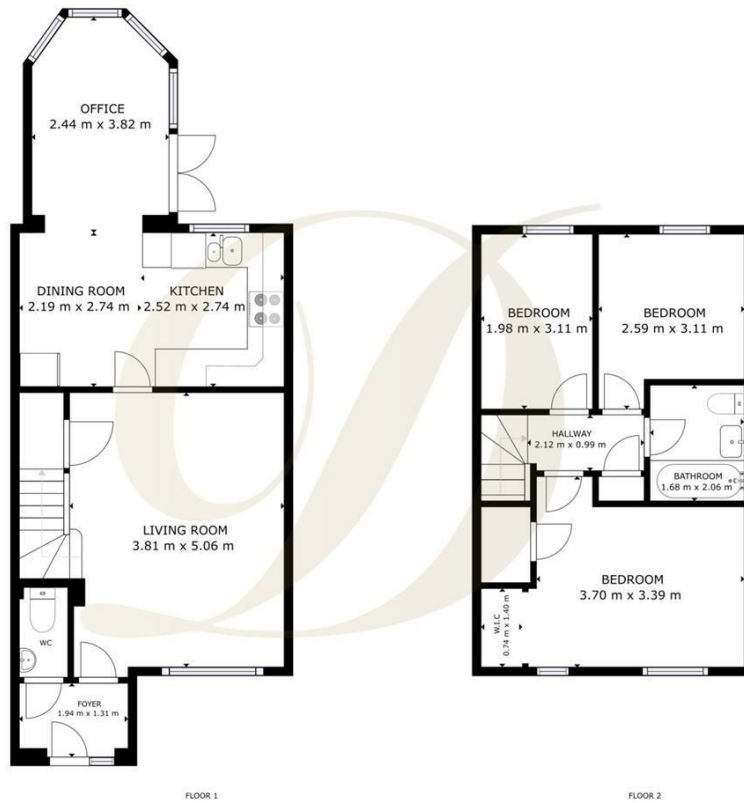
Externally, one of the standout features of this home is the private rear garden, thoughtfully designed with a tiled seating area and low-maintenance artificial lawn. The garden is completed by a summerhouse with side shed, offering excellent storage or potential for conversion into a home bar, gym,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

EPC: TBC







GROSS INTERNAL AREA  
 FLOOR 1: 48.36 m<sup>2</sup>, FLOOR 2: 35.99 m<sup>2</sup>  
 TOTAL: 84.35 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 Patrick Davies*

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

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