

549, Burrows Lane, Eccleston, WA10 5AN

Offers In The Region Of £335,000

David Davies Collection



549, Burrows Lane, Eccleston, WA10 5AN

- EPC: C
- Freehold
- Substantial Detached Property
- First Floor Family Bathroom And Ground Floor W.C
- Close To Local Amenities
- Council Tax Band: E - St Helens
- No Onward Chain
- Four Spacious Bedrooms
- Two Reception Rooms
- Garage And Large Driveway

Offered to the market with no onward chain, this spacious extended four-bedroom semi-detached home occupies a highly sought-after position on Burrows Lane, Eccleston. Set back from the road behind a generous driveway providing off-road parking for multiple vehicles, this fantastic property offers an ideal opportunity for growing families looking to create their forever home.

The location is particularly desirable, with highly regarded schools including De La Salle and Eccleston Mere Primary School within walking distance. A wide range of local shops, everyday amenities and excellent transport links are also close by, with easy access to St Helens, Prescot, Whiston and the A580, providing convenient routes to both Liverpool and Manchester.

Internally, the accommodation offers well-proportioned living space throughout. The welcoming entrance hall leads to a bright and spacious living room, whilst the rear extension has created an excellent dining room, ideal for family meals and entertaining. The ground floor is completed by a fitted kitchen and a convenient WC.

To the first floor, the landing provides access to four well-sized bedrooms and a modern shower room, offering flexible accommodation to suit a variety of family needs.

Externally, the property enjoys attractive gardens to both the front and rear. The front features a lawn with mature shrub borders and a driveway leading to the attached garage, while the well-established rear garden provides a private outdoor space with a generous lawn, mature planting and plenty of room to enjoy the warmer months.

Combining spacious accommodation, an enviable location and excellent potential, this superb family home is not to be missed. Early viewing is highly recommended.

EPC: C























GROSS INTERNAL AREA
FLOOR 1 64.2 m² FLOOR 2 47.8 m²
TOTAL : 112.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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