



18, Cecil Drive, St. Helens, WA10 5DF

Offers Over £395,000

*David
Davies*  *Collection*

18, Cecil Drive, St. Helens, WA10 5DF

- Tenure: Leasehold
- Council Tax Band: D
- EPC: TBC
- Extended Four Bedroom Semi Detached
- Substantial Plot With Large Gardens
- Driveway Parking For Multiple Cars
- Stunning Open Plan Living
- Family Bathroom / En-suite / Ground Floor WC
- Modern Fitted Kitchen Diner
- Integral Garage

An absolutely stunning four-bedroom extended semi-detached family home, occupying a substantial plot in the ever-popular area of Eccleston. Immaculately presented throughout and completely move-in ready, this exceptional property offers generous living accommodation, beautiful modern finishes, and fantastic outdoor space, making it ideal for growing families seeking a home with space, style, and convenience.

Set back from the road, the property boasts a large driveway providing off-road parking for multiple vehicles, alongside attractive gardens to both the front and rear.

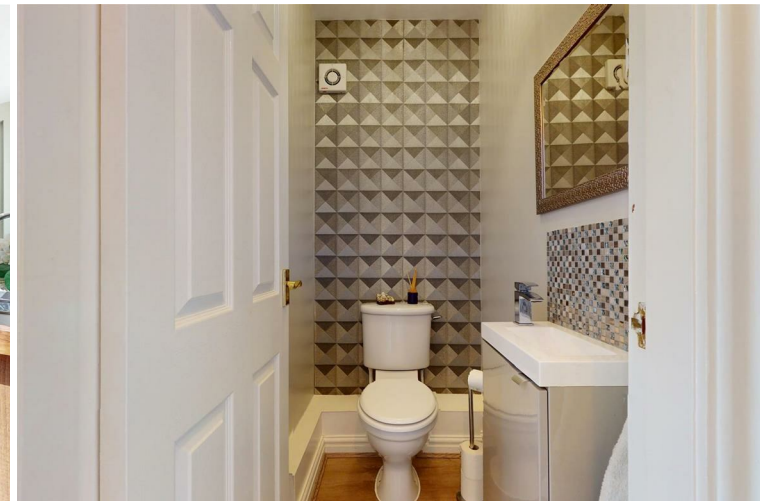
Internally, the accommodation begins with an entrance porch leading into a hallway. The heart of the home is the stunning open-plan living and dining room, creating a wonderful space for both everyday family life and entertaining. This impressive area seamlessly flows into the bright and spacious orangery, which enjoys delightful views over the fabulous rear garden and floods the home with natural light.

The ground floor is further enhanced by a stylish modern fitted kitchen featuring a breakfast bar, offering both practicality and contemporary appeal. A separate WC and access to the integral garage complete the ground floor accommodation.

To the first floor, the landing provides access to four well-proportioned bedrooms. Two bedrooms benefit from large fitted wardrobes, while the principal bedroom enjoys the luxury of a stunning newly fitted modern shower room. The fourth bedroom offers versatility and would be ideal as a child's bedroom, dressing room, nursery, or home office for those who work remotely. A modern family bathroom serves the remaining bedrooms.

Externally, the rear garden is a true highlight of the property. Enjoying a private aspect and attracting sunshine throughout the day, it offers a fantastic outdoor retreat. A flagged patio provides the perfect space for outdoor dining and entertaining with an additional seating area positioned further down the garden.

EPC: TBC





Floorplan To Follow





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 Davis

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

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