



15, Ecclesfield Road, St. Helens, WA10 5LU

Asking Price £285,000

*David
Davies* Collection

15, Ecclesfield Road, St. Helens, WA10 5L 11

- Freehold
- EPC: TBC
- No Onward Chain
- Living Room Through Dining Room
- Driveway Parking
- Council Tax Band: C
- Semi Detached Property
- Extended Three Bedroom Semi Detached
- Modern Fitted Kitchen With Garage Access
- Situated On A Lovely Plot

Offered to the market with no onward chain and the benefit of freehold tenure, this well-presented three-bedroom semi-detached home occupies a sought-after residential location on Ecclesfield Road. Conveniently positioned within walking distance of local amenities, well-regarded schools and excellent transport links, the property also provides easy access to the A580 East Lancashire Road, making commuting to both Liverpool and Manchester straightforward.

The accommodation begins with an entrance porch leading into a welcoming hallway. To the front is a spacious living room, which opens via double doors into the second reception room with dining area. These doors provide the flexibility to create either one large open-plan living space or two separate reception rooms to suit a variety of lifestyles.

The modern fitted kitchen is positioned to the rear and provides internal access to the integral garage. The layout offers excellent scope for future enhancement, with potential for a partial or full garage conversion to create a utility room, ground floor WC or additional living space. There is also the opportunity, subject to any necessary approvals, to open the kitchen into the dining room to create a contemporary open-plan kitchen/dining area.

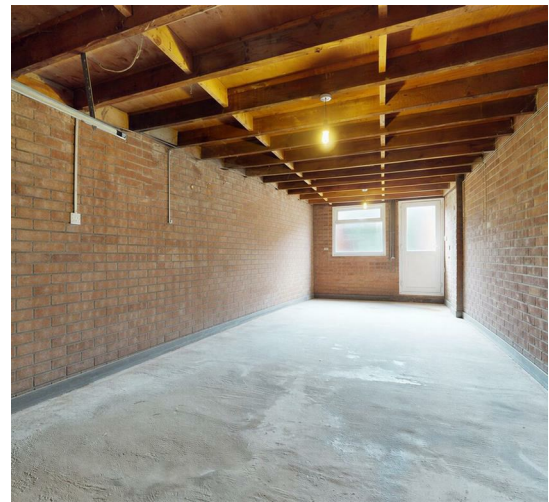
To the first floor are three well-proportioned bedrooms, complemented by a modern shower room and a separate WC.

Externally, the property benefits from a driveway providing off-road parking, access to the integral garage, and a well-maintained rear garden, offering an ideal space to relax and enjoy the warmer months.

A fantastic opportunity for buyers seeking a well-located home with excellent potential to personalise and add further value. Early viewing is highly recommended.

EPC: TBC





Floorplan To Follow



The image shows the exterior and interior of the David Davies Estate Agency. The storefront features a large, illuminated 'David Davies' sign in a stylized blue and yellow font. Below the sign, there are large glass windows and doors. Inside, several display boards are visible, each containing multiple small photographs of properties for sale. A circular inset image shows the interior of a property, which appears to be a bright, modern living space with large windows and a wooden floor. The David Davies logo is also present in a circular frame on the right side of the image.

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) 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	