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Forest Grove, Eccleston Park, Prescot

£650,000

BELVOIR!



Key Features

- > DETACHED PROPERTY
- > ECCLESTON PARK
- > FIVE BEDROOMS
 - > EN-SUITE
 - > UTILITY ROOM
 - > GARDEN ROOM
- > Tenure: Freehold
 - > EPC D





Welcome to one of Eccleston Park's most prestigious addresses, this impressive five-bedroom detached residence on Forest Grove offers an exceptional blend of character, space, and seclusion. Set within a substantial, beautifully landscaped plot with extensive gardens and versatile detached outbuildings, the property presents an outstanding opportunity for families or discerning buyers seeking a distinguished home with superb potential.

From its grand, sweeping front garden to its elegant architectural detailing, this home makes a lasting impression before you even step inside. Situated on one of the largest plots in the area, it offers expansive, mature grounds, generous living accommodation, and a superb range of outbuildings with power and plumbing — ideal for use as offices, studios, or guest accommodation.

The interior of the home is rich in period features, including beautiful original stained-glass windows, high ceilings, and decorative detailing that evoke a timeless charm. The layout is both spacious and practical, with five well-proportioned bedrooms and multiple reception rooms designed for family living and entertaining.

One of the standout spaces is the garden-room/dining room — an impressive, light-filled space that seamlessly blends indoor and outdoor living. Overlooking the lush rear gardens, this room is perfect for both casual family meals and more formal gatherings, offering an ever-changing backdrop throughout the seasons.

The grounds themselves are a true highlight — beautifully landscaped yet easy to maintain, they provide a serene and private escape from everyday life. Whether you're entertaining guests, enjoying family time, or simply unwinding in the peace and quiet, the outdoor space offers a perfect blend of beauty and practicality that truly sets this property apart.

Located within walking distance of Eccleston Park railway station, and close to highly regarded schools, independent shops, Eccleston Park Tennis Club and major transport links, this home combines the tranquillity of a prestigious residential setting with excellent convenience.

This is more than just a home — it's a statement property, offering space, charm, and scope in equal measure.







HALLWAY

6'4" x 10'6" (1.9m x 3.2m)

Door to front aspect. Tiles to floor. Radiator to wall. Stairs.

RECEPTION ONE

14'2" x 14'11" (4.3m x 4.5m)

Bay window to front aspect. Carpet to floors. Wallpaper to walls. Radiator to wall. Fireplace to chimney breast.

KITCHEN

11'11" x 16'6" (3.6m x 5m)

Window to side and rear aspect. Wooden floors. Blue wooden upper and lower kitchen cupboards. Tiles to walls. Chimney to front aspect.

REAR HALLWAY

4'1" x 5'11" (1.2m x 1.8m)

Back door to rear aspect. Tile to floors. Wooden panelling to walls. Radiator to wall.

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6'7" x 2'10" (2m x 0.9m)

Frosted Window to rear aspect. Tile to the floor. Basin. Toilet to side aspect. Radiator to walls.

UTILITY ROOM

7'2" x 5'11" (2.2m x 1.8m)

Tile to the floor. Wooden upper and lower Cabinets. Basin. Tiles to walls.

RECEPTION TWO

12'0" x 24'10" (3.7m x 7.6m)

Bay window to front aspect. French doors to side aspect. Fireplace to wall. Carpet to floors. Radiator to wall.

GARDEN-ROOM/DINING ROOM

12'6" x 24'10" (3.8m x 7.6m)

Double doors to rear aspect. Wood to floors. Windows to surrounding walls. Radiator to wall.

LANDING

6'3" x 6'6" (1.9m x 2m)

Stained glass window to rear aspect. Sitting area below window. Gallery banister to the left wall. Carpet to floors. Wallpaper to walls. Wooden Panelling to walls. Door to left for bedroom one.

MAIN BEDROOM

9'10" x 15'3" (3m x 4.6m)

Bay window to rear aspect. Carpets to floor. Radiator to wall. Wallpaper to walls.

EN - SUITE

4'7" x 8'11" (1.4m x 2.7m)

Privacy window to side aspect. Tiles to walls. Carpet to floor. Shower. Toilet. Basin.

BATHROOM

11'11" x 6'0" (3.6m x 1.8m)

Window to rear aspect. Bath. Basin to side aspect. Toilet. Carpet to floor.

BEDROOM TWO

11'9" x 12'5" (3.6m x 3.8m)

Window to front aspect. Carpet to floors. Shower. Radiator to wall.

BEDROOM THREE

6'4" x 8'7" (1.9m x 2.6m)

Window to rear aspect. Carpet to floors. Radiator to wall. Fitted wardrobes to side aspect.

BEDROOM FOUR

12'2" x 6'0" (3.7m x 1.8m)

Window to rear aspect. Carpet to floor. Radiators to wall. Wallpaper to walls. Fitted wardrobes to side aspect.

BEDROOM FIVE

6'11" x 16'0" (2.1m x 4.9m)

Window to rear aspect. Carpet to floors Radiator to walls. Magnolia paint to walls.

DISCLAIMER We endeavour to make our property particulars as informative & accurate as possible, however, they cannot be relied upon. We recommend all systems and appliances be tested as there is no guarantee as to their ability or efficiency. All photographs, measurements & floorplans have been taken as a guide only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Solicitors should confirm moveable items described in the sales particulars are, in fact included in the sale due to changes or negotiations. We recommend a final inspection and walk through prior to exchange of contracts. Fixtures & fittings other than those mentioned are to













Floor 0

Approximate total area⁽¹⁾
1944 ft²



Floor 1

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GRAFFE 360



Contact us today to arrange a viewing...

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0151 430 0041