



32, Laurel Drive, Eccleston, WA10 5JD

£390,000

*David
Davies* *Collection*

32, Laurel Drive, Eccleston, WA10 5JD

- EPC: C
- Council Tax Band: D - St Helens
- Freehold
- No Onward Chain
- Detached Bungalow On A Large Corner Plot
- Spacious Reception Room
- Newly Fitted Modern Kitchen & Bathroom
- Utility Room
- Three Bedrooms
- Driveway Parking & Garage

Occupying an impressive and substantial corner plot within the highly desirable area of Eccleston, this stunning three-bedroom detached bungalow on Laurel Drive presents a rare opportunity for buyers seeking spacious single-storey living with exceptional future potential. Offered with 'No Onward Chain', the property is ideal for those looking to move swiftly while securing a home with scope to further enhance or extend (subject to the necessary consents).

Boasting superb kerb appeal, the bungalow is garden-fronted with a well-maintained frontage, driveway parking for multiple vehicles and access to a garage, providing both practicality and excellent first impressions.

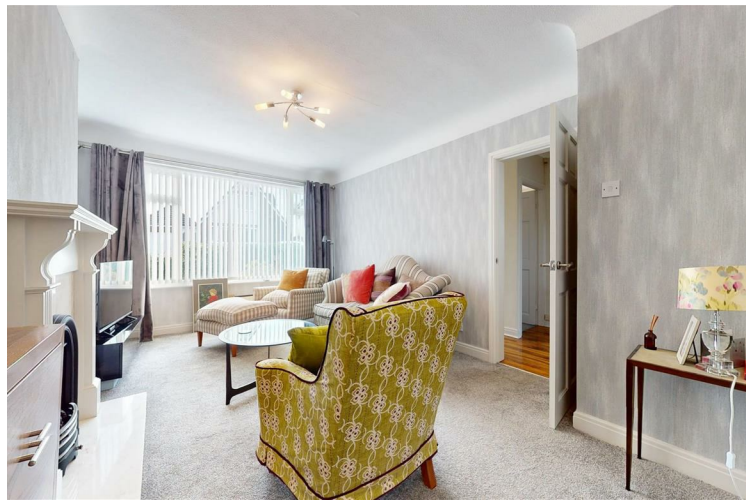
Internally, the accommodation is well proportioned and thoughtfully laid out. A long and welcoming entrance hallway provides access to a generously sized front double bedroom and a spacious front living room, both enjoying excellent natural light. The property features a modern fitted kitchen which flows through to a separate utility room, offering additional storage and functionality. A beautifully appointed contemporary family bathroom serves the home, finished with stylish fittings.

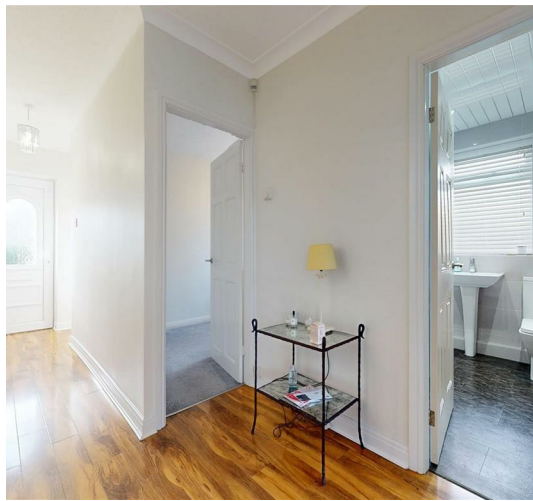
There are two further well-sized bedrooms to the rear, offering versatility to suit a range of needs — whether as additional bedrooms, a home office, or even a secondary reception room.

Externally, the property truly excels. The generous rear garden wraps around the bungalow due to its enviable corner position, creating expansive outdoor space with multiple seating areas perfect for enjoying the summer months. The plot itself offers significant potential to extend outwards or convert the loft space, subject to planning permission, making this an exciting long-term investment.

Combining location, presentation and outstanding potential, this exceptional bungalow on Laurel Drive is not to be missed. Early viewing is highly recommended to fully appreciate the space and opportunity on offer.

EPC:C







GROSS INTERNAL AREA
TOTAL: 80 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



David Davies

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B				(81-91) B		
	(69-80) C				(69-80) C		
	(55-68) D				(55-68) D		
	(39-54) E				(39-54) E		
	(21-38) F				(21-38) F		
Not energy efficient - higher running costs	(1-20) G			Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
		70	84				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk