

FREEHOLD



House - Semi-Detached

# 22 HAWTHORN DRIVE, ECCLESTON, ST. HELENS, WA10 5EE

Asking Price

## £250,000

### FEATURES

- A spacious three bedroom semi detached property
- Entrance porch and entrance hall
- Fitted kitchen and family bathroom with three piece suite
- Driveway and single garage for a small vehicle
- Situated in a much sought after location in Eccleston
- Lounge with feature fireplace and dining room
- Gardens to the front and rear
- Close to shops, transport links and local schools



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Semi-Detached

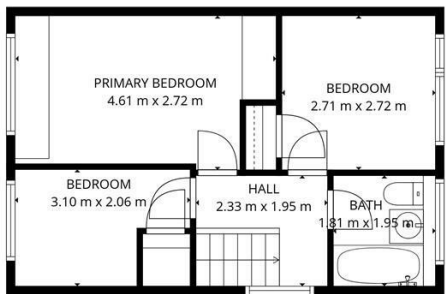
## located in St. Helens

Nestled in the sought-after area of Hawthorn Drive, Eccleston, St. Helens, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience, making it an ideal choice for families and first-time buyers. As you step inside, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The inviting lounge features a charming fireplace, creating a warm and welcoming atmosphere for relaxation.

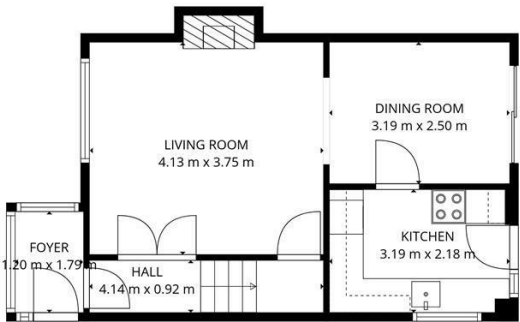
Adjacent to the lounge, the dining room serves as a wonderful space for family gatherings and entertaining friends. The fitted kitchen is both practical and functional, providing ample storage and workspace for those who enjoy cooking. The family bathroom is conveniently situated, ensuring easy access for all members of the household.

Outside, the property is complemented by well-maintained gardens at both the front and rear, offering a lovely outdoor retreat for relaxation or play. The driveway provides off-road parking, adding to the practicality of this charming home.

With its appealing features and prime location, this semi-detached property is not just a house, but a wonderful place to create lasting memories. Seize the opportunity to make this delightful residence your own. Please note that the Energy Performance Certificate (EPC) grade is F.



1st floor



1st Floor

**TOTAL: 74 m2**  
1st Floor: 38 m2, 1st floor: 36 m2  
EXCLUDED AREAS: FIREPLACE: 1 m2, WALLS: 7 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

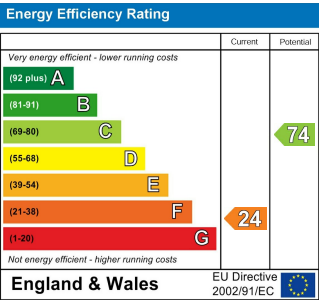
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**Council Tax Band**

**C**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

