



6, Hartford Road, Eccleston, WA10 5QT

£240,000

*David
Davies* *Collection*

6, Hartford Road, Eccleston, WA10 5QT

- EPC: TBC
- Council Tax Band: C - St Helens
- Leasehold - 986 Years Remaining
- Semi Detached Property
- Three Bedrooms
- Modernised Throughout
- Open Plan Living, Dining & Kitchen
- Two Bathrooms
- Private Rear Garden
- Driveway For Two Cars

David Davies Sales & Lettings Agent are proud to present this exceptional opportunity to acquire a beautifully presented end terraced property, perfectly situated within the highly desirable Eccleston Grange development. It is one of the few properties on the estate that isn't over looked.

Offering stylish, contemporary living in a family-friendly setting, this home is ideal for first-time buyers, young professionals, or growing families.

To the front of the property, a private driveway provides off-road parking for two vehicles. Stepping inside, you are welcomed by a bright and inviting entrance hall, leading to a ground floor cloakroom/WC – a practical addition for busy family life. The spacious lounge offers a comfortable living area, tastefully decorated and ideal for relaxing or entertaining.

To the rear of the home, the heart of the property lies in the stylish open-plan kitchen and dining area. Fitted with a range of modern units and integrated appliances, the kitchen is both functional and sleek. The adjoining dining space is enhanced by French doors that open directly onto the rear garden, allowing natural light to pour in and creating a seamless indoor-outdoor flow.

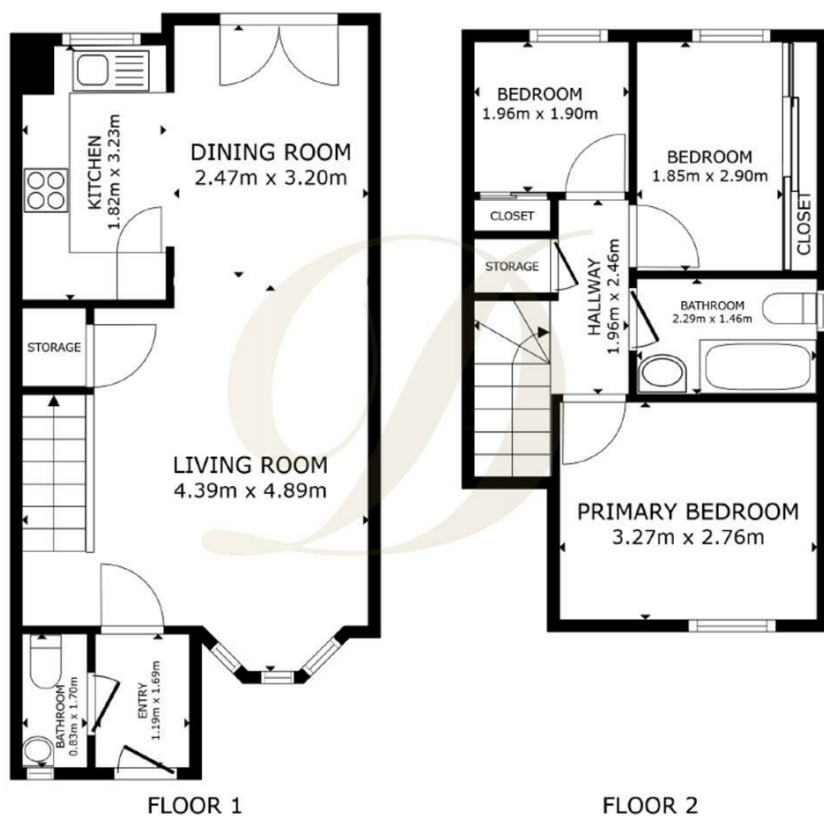
The first floor offers three well-proportioned bedrooms, each thoughtfully laid out to provide a calm and private retreat. The master bedroom has the added benefit of a walk in wardrobe. The family bathroom features a crisp white suite, finished with neutral tiling and quality fixtures. The second double room has been fitted with large fitted mirrored wardrobes, perfect for those looking for a dressing room. There is access to the loft which is fully boarded and can be used for extra storage space.

Externally, the rear garden has been beautifully maintained and is designed with ease of upkeep in mind. A paved patio area provides the perfect space for al fresco dining or summer gatherings, while the lawn and garden shed add further versatility for families or keen gardeners.

EPC: TBC







David Davies

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David Davies

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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	

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