

64, Springfield Lane, Eccleston, WA10 5HA

£580,000

David Davies Collection



64, Springfield Lane, Eccleston, WA10 5HA

- EPC: TBC
- Freehold
- Detached Family Home On Desirable Road
- Three Bedrooms & Versatile Reception Rooms
- Garage & Large Driveway For Parking
- Council Tax Band: F - St Helens
- No Onward Chain
- Substantial Plot, Internally 1,420 Sq.Ft. Approx
- Impressive Full-Depth Kitchen
- Close To Schools, Amenities & Green Spaces

Occupying one of the area's most sought-after residential roads, this impressive detached family home offers a rare opportunity to acquire a property in a location where homes rarely come to market. Set on a generous plot and extending to approximately 1,420 sq.ft., the property provides spacious and versatile accommodation ideally suited to modern family living.

The property is offered with 'No Onward Chain' and to the ground floor is centred around an impressive kitchen spanning the full depth of the property, creating a superb space for both everyday living and entertaining. There is also a comfortable family room alongside a separate sitting/dining room, providing excellent flexibility for a home office, playroom, snug or additional reception space. A useful ground floor WC completes this level.

To the first floor are three well-proportioned bedrooms, all benefiting from excellent natural light and practical storage, together with a family bathroom.

The property is further enhanced by double glazing and gas central heating throughout, providing comfort and efficiency all year round.

Externally, the generous plot offers a good degree of space and privacy, with the added benefit of a garage and driveway parking. The location is particularly appealing for families, with highly regarded schools, parks, green spaces, local shops and popular pubs all within easy reach.

Excellent road links provide convenient access to surrounding towns and cities, while the established community atmosphere makes this a highly desirable place to live.

Combining substantial accommodation, excellent amenities and a genuinely sought-after setting, this is a superb opportunity for buyers looking for a long-term family home in a prime residential location.

EPC: TBC

























Our family owned Independent Estate Agency was established in 1981 and provides a ***refreshingly professional service*** combining traditional values with a modern approach.



