



6, Hartford Road, Ecclestone, 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

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

David Paul Davis

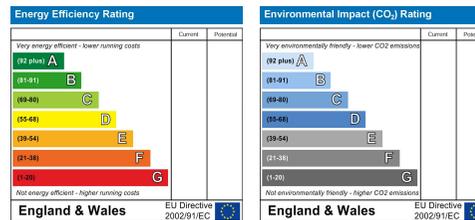
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

For life's meaningful moments

A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.



Information on tenant permitted fee's can be accessed via the link below www.daviddaviesestateagent.co.uk/tenant

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

