



**4, Pinfold Drive, Eccleston, WA10 5BP**

Asking Price £350,000

*David  
Davies* Collection



## 4, Pinfold Drive, Ecclestone, WA10 5BP

- EPC: C
- Council Tax Band: E
- No Onward Chain
- Four Bedrooms
- Two Bathrooms
- Leasehold
- Extended Detached Property
- Backing Onto Ecclestone Mere
- Two Reception Rooms
- Ample Off-Road Parking

David Davies Sales & Lettings Agent are delighted to welcome to market this substantial four-bedroom detached family home, located on the highly regarded Pinfold Drive in Ecclestone, WA10 5BP. Offered with no onward chain, this property provides an exceptional opportunity for those seeking a home with both space and potential, set within a truly enviable plot that backs directly onto the picturesque Ecclestone Mere.

The property has been well cared for over the years and, while it would benefit from a degree of modernisation, it is entirely livable as it stands, making it ideal for those wishing to move straight in and update over time. From the outset, the home exudes kerb appeal, with its charming frontage, well-kept garden, and a generous driveway providing ample off-road parking, as well as access to the integral garage.

Stepping inside, you are greeted by a bright and welcoming entrance hallway leading to a spacious living room, perfect for family gatherings and entertaining. The ground floor also offers a modern kitchen, a separate dining room, and a convenient ground floor WC.

To the first floor, a spacious landing leads to four generously proportioned bedrooms, two of which to the front benefit from large fitted wardrobes, while the two rear bedrooms enjoy breathtaking, views across the serene Ecclestone Mere—a truly unique and tranquil outlook. The accommodation is completed by a family bathroom.

Externally, the rear garden is a private haven, backing directly onto the mere and offering a stunning backdrop that changes with the seasons—perfect for relaxation or outdoor entertaining.

This is a rare opportunity to acquire a detached home of this size in such a sought-after location, with excellent access to local amenities, well-regarded schools, and key transport links. Early viewings are highly recommended to fully appreciate the potential, setting, and charm this property has to offer.

EPC: C

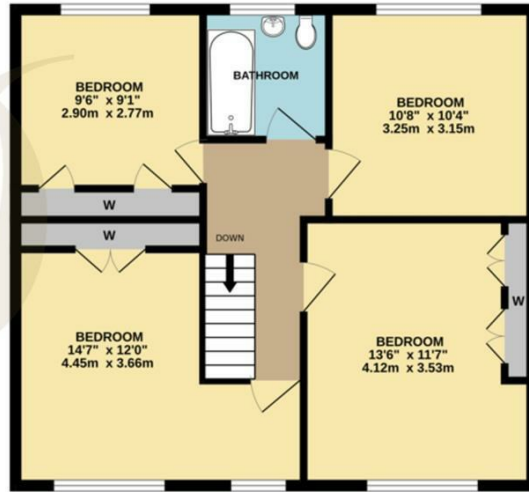




GROUND FLOOR



1ST FLOOR



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 David*

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(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			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

Energy Efficiency Rating: Current 72, Potential 77