



31, The Spires, Ecclestone, WA10 5GA

Offers Over £235,000

*David
Davies*  *Collection*

31, The Spires, Eccleston, WA10 5GA

- EPC: C
- Council Tax Band: B - St Helens
- Freehold
- Immaculate Semi Detached Property
- Two Good Sized Reception Rooms
- Modern Kitchen With Integrated Oven And Hob
- Ground Floor W.C
- First Floor Family Bathroom
- Three Bedrooms
- Low Maintenance Rear Gardens

David Davies Sales And Lettings Agent are delighted to bring to market this beautifully presented three-bedroom semi-detached home, located in the highly sought-after The Spires development in Eccleston.

This lovely property has been thoughtfully extended to offer spacious and versatile living accommodation.

The ground floor features a welcoming entrance hallway with a convenient W/C, a bright and airy lounge, and a modern kitchen leading into a superb extended living area.

The former conservatory has been fully converted with a solid roof, creating a fantastic additional reception space ideal for dining, relaxing, or entertaining.

To the first floor, this lovely home offers three well-proportioned bedrooms and a contemporary family bathroom.

Externally, there is a private driveway providing off-road parking. Situated in a quiet residential area, The Spires benefits from excellent local amenities.

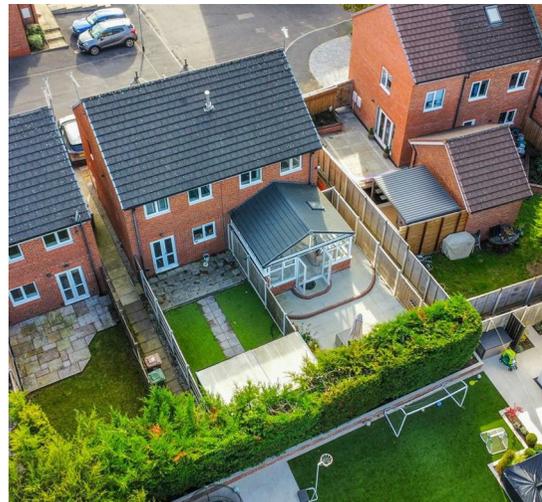
Families will appreciate the proximity to highly regarded schools, a range of shops, and GP surgeries all within easy reach. For dining and socialising, residents can enjoy popular local pubs and restaurants.

With its blend of modern living, extended space, this property is ideal for families, professionals, or anyone looking to settle in a welcoming and well-connected community.

Early viewing is highly recommended. Contact us today to arrange your appointment.

EPC: C





Ground Floor
Approx. 48.0 sq. metres (516.2 sq. feet)



First Floor
Approx. 33.0 sq. metres (355.2 sq. feet)



Total area: approx. 81.0 sq. metres (871.5 sq. feet)

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

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			



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

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