

9, Gunning Avenue, Eccleston, WA10 5DN

Offers Over £350,000

David Davies Collection



9, Gunning Avenue, Eccleston, WA10 5DN

- EPC: C
- Leasehold - 908 Years Remaining
- Generous Corner Plot In Sought-After Eccleston
- Bright And Airy Sun Room Overlooking The Garden
- Private Driveway & Integral Garage
- Council Tax Band - D - St Helens
- Impressive Four-Bedroom Detached Family Home
- Extended With Multiple Reception Rooms
- Four Generously Sized Bedrooms And Family Bathroom
- Great Location

Occupying a generous corner plot in one of Eccleston's most desirable residential locations, this impressive four-bedroom detached home has been thoughtfully extended to provide spacious and versatile accommodation, perfectly suited to modern family living. Boasting multiple reception rooms, private gardens, an integral garage and ample off-road parking, this is a fantastic opportunity to acquire a substantial family home in a highly sought-after area.

Upon entering, a welcoming hallway provides access to the property's well-proportioned living spaces. The main lounge offers a comfortable setting for relaxation, while a separate sitting room provides further flexibility as a family room or snug. The dining room is ideal for entertaining and leads through to a bright and spacious sun room, enjoying pleasant views over the rear garden and providing an excellent additional living space.

The well-appointed kitchen is conveniently positioned to serve the surrounding reception rooms, offering practical workspace, good storage and plenty of room for everyday family life.

To the first floor are four generously sized bedrooms, all offering excellent versatility for growing families, guests or those requiring a home office. The accommodation is completed by a well-maintained family bathroom.

Externally, the property occupies an attractive corner plot, with established gardens providing plenty of space for outdoor dining, entertaining and family enjoyment. A private driveway offers ample off-road parking and leads to the integral garage, adding further convenience and storage.

Situated within the ever-popular village of Eccleston, the property is ideally placed for a range of local amenities, well-regarded schools and excellent transport links. Combining generous living accommodation, a superb position and excellent family appeal, this is a home that must be viewed to be fully appreciated.

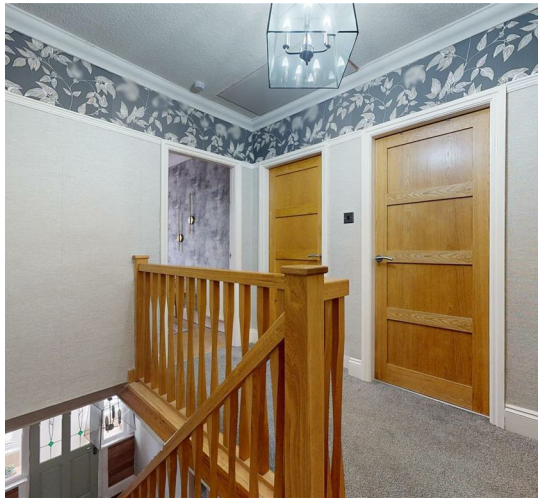
EPC: C













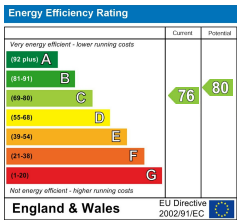


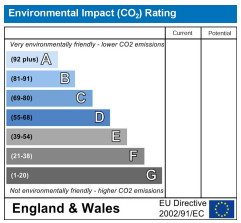




GROUND FLOOR
LIVING ROOM
11'0" x 9'7"
3.36m x 2.92m
KITCHEN/DINER
16'6" x 14'5"
5.04m x 4.40m
LIVING ROOM
13'2" x 10'10"
4.01m x 3.30m
TORAG
HALL
UP
LOUNGE
12'6" x 12'3"
3.80m x 3.73m
GARAGE
PORCH
1ST FLOOR
BATHROOM
BEDROOM
12'8" x 11'4"
3.85m x 3.46m
BEDROOM
19'2" x 8'10"
5.85m x 2.69m
DOWN
LANDING
BEDROOM
13'0" x 11'4"
3.96m x 3.46m
BEDROOM
9'8" x 7'2"
2.95m x 2.19m


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


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
76
80
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC