220, Knowsley Road, Eccleston, WA10 4QA

£220,000

David Davies Collection

220, Knowsley Road, Eccleston, WA10 4QA

- EPC: D
- Freehold
- Semi Detached Property
- First Floor Family Bathroom & Ground Floor W.C
- Great Location
- Council Tax Band: C - St Helens
- No Onward Chain
- Two Reception Rooms
- Three Bedrooms
- Driveway & Garage

David Davies Sales & Lettings Agent are delighted to present this spacious three-bedroom family home, occupying a well-proportioned plot and offering generous accommodation throughout. Offered to the market with 'No Onward Chain', the property provides an excellent opportunity for families seeking a comfortable home with further potential to personalise.

The accommodation begins with an entrance porch leading into a welcoming hallway. To the front is a versatile reception room, suited to use as a home office, playroom or additional sitting room.

Continuing towards the rear, the property offers a bright and spacious lounge together with an extended kitchen, providing excellent space for modern family living. The generous proportions of the kitchen offer fantastic potential to reconfigure the existing layout and create a stunning open-plan kitchen and dining area, subject to any necessary approvals. A separate WC completes the ground floor.

To the first floor are three well-proportioned bedrooms, together with a beautifully appointed modern shower room.

The property further benefits from gas central heating and UPVC double glazing throughout.

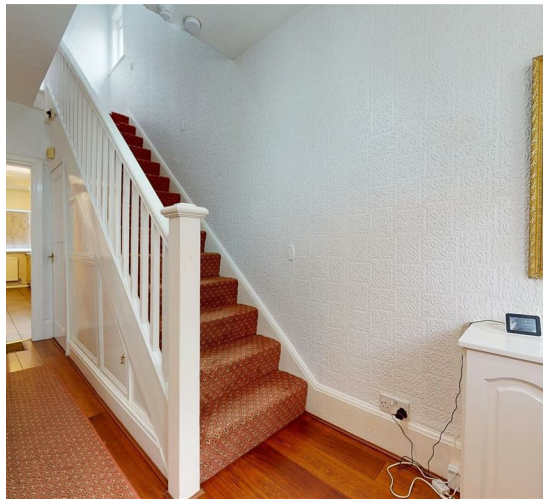
Externally, the front of the property offers a private driveway providing ample off-road parking. To the rear is a pleasant garden featuring a paved patio area, perfect for outdoor dining and summer entertaining, alongside a well-maintained lawn providing a peaceful space to relax.

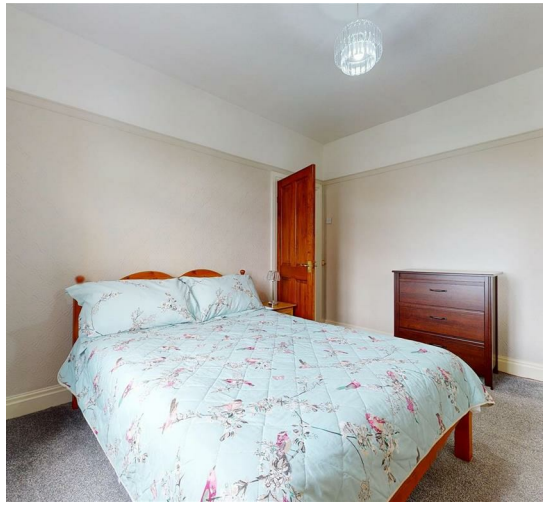
Ideally positioned within a highly sought-after residential area, the property is conveniently located for excellent local schools, a range of amenities, popular pubs, scenic walking routes and superb transport links.

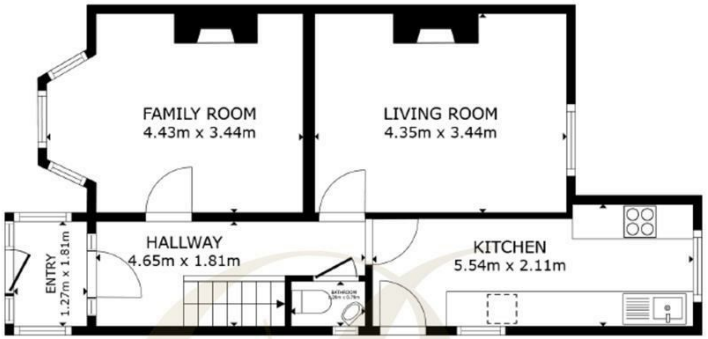
Combining generous accommodation, a substantial extension, excellent potential and 'No Onward Chain, this superb family home is an exciting opportunity for a variety of buyers.

Probate Has Been Granted

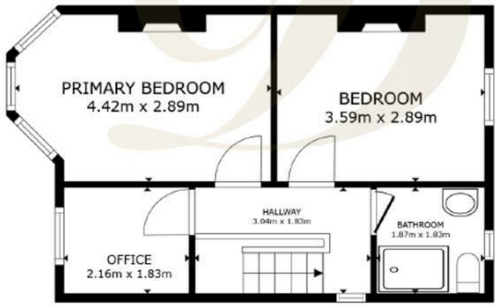
EPC: D



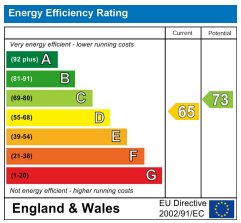
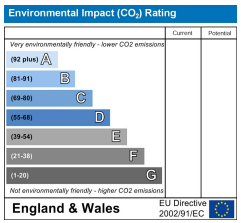




FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 52.5 m² FLOOR 2 36.5 m²
TOTAL : 89.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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