



**53, Tatton Way, Eccleston, St. Helens, WA10 5AA**

**Offers Over £270,000**

*David  
Davies* *Collection*

**53, Tatton Way, Eccleston, St. Helens,  
WA10 5AA**

- Tenure: Freehold
- Council Tax Band: C
- EPC: B
- Substantial Plot On Eccleston Grange
- Stunning Rockery Embankment All Along
- Modern Kitchen Diner
- Sun Soaked Rear Garden
- Large Driveway For Four Cars
- Quiet Location & Excellent Schools
- Three Bedroom Semi Detached

This stunning and beautifully presented three-bedroom home occupies a prime, quiet and private position on the ever-popular Eccleston Grange, benefiting from a generous end plot, exceptional outdoor space and being freehold.

A particularly unique feature of the property is the extensive rockery embankment to the side elevation, which the owners paid significantly more for and now forms part of the title. It also creates a wonderful elevated backdrop when relaxing in the sun-soaked rear garden. The garden also has had newly fitted artificial turf laid to lawn for low maintenance and also to the front.

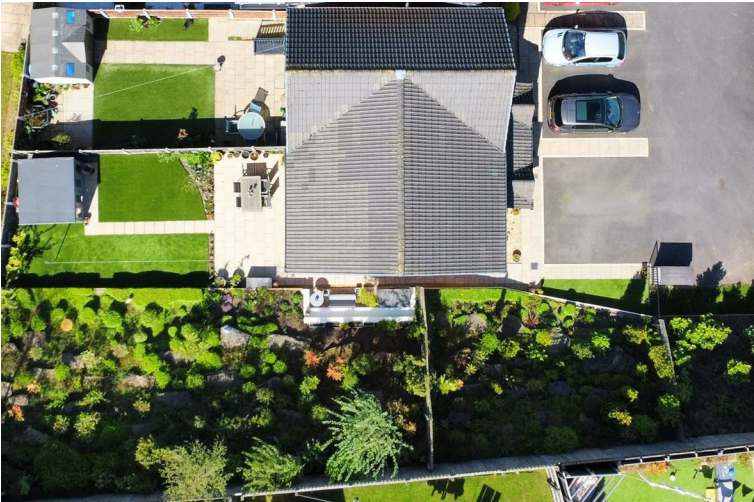
Internally, the accommodation briefly comprises an entrance porch leading into the hallway, a guest cloakroom/WC, and fitted three years ago, a stylish modern fitted dining kitchen complete with high-gloss wall and base units, breakfast bar, and integrated Neff appliances, including an induction hob, fridge/freezer and washing machine. Patio doors open directly onto the garden, creating an excellent flow for indoor-outdoor living.

The spacious lounge is beautifully presented, featuring decorative wall panelling, a bay window to the front elevation, and has been recently redecorated to a high standard, creating a bright and welcoming living space ideal for modern day family life.

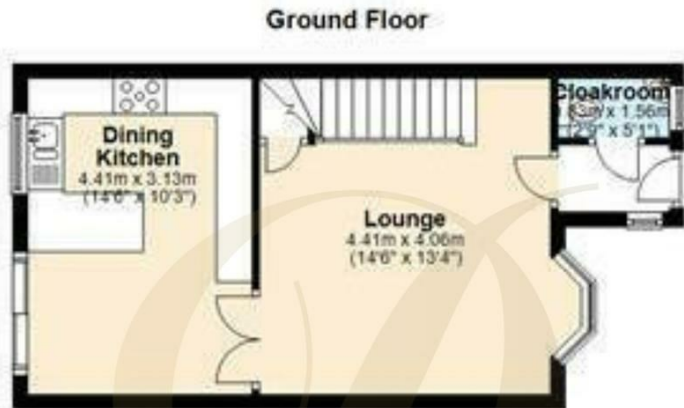
To the first floor, there are three excellent bedrooms, two of which benefit from deep fitted wardrobes, along with a modern family bathroom fitted with a contemporary white three-piece suite.

Externally, the property's generous corner position allows for ample off-road parking for at least four vehicles. To the rear is a substantial lawned garden, a paved patio area perfect for summer entertaining, and a summer house, completing this fantastic outdoor space.

EPC: B







**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 Davies*

