



89, Broadway, Eccleston, WA10 5PJ

Asking Price £275,000

David
Davies *Collection*

89, Broadway, Eccleston, WA10 5PJ

- EPC: C
- Freehold
- Four Bedrooms
- Backs Onto Eccleston Fields
- Modern Kitchen
- Council Tax Band: C
- Extended Semi Detached Property
- Two Reception Rooms
- Two Bathrooms
- Private Rear Garden

Located on the highly sought-after Broadway in Eccleston, this attractive four-bedroom semi-detached home offers generous and versatile accommodation, enhanced by a rear extension backing onto Eccleston Fields.

The property enjoys excellent kerb appeal, complemented by a spacious driveway providing off-road parking for multiple vehicles. Internally, the ground floor begins with an entrance porch leading into a welcoming hallway and a spacious front living room, featuring a central fireplace that creates a warm and inviting focal point. To the rear, the home opens into a modern fitted kitchen with adjoining utility area, alongside a brand-new contemporary shower room and a separate WC for added convenience.

A particular highlight of the ground floor is the flexible rear reception room, fitted with patio doors opening directly onto the garden. This space lends itself perfectly to a variety of uses, whether as a dining room, home office, playroom, or additional sitting room. Also located on the ground floor is a generous double bedroom with fitted wardrobes, offering excellent flexibility for multi-generational living or those seeking ground-floor accommodation.

To the first floor, the landing provides access to three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a private en-suite, while the remaining bedrooms are ideal for family living or guest use.

Externally, the rear garden is a true standout feature. Designed to be low maintenance and completely private, it backs directly onto Eccleston Fields, offering a peaceful setting rarely found. A detached garage provides excellent additional storage or potential workshop space.

Overall, this is a superb family home offering space, flexibility, and a desirable location, combining modern living with a tranquil outlook in one of Eccleston's most popular residential areas.

EPC: C







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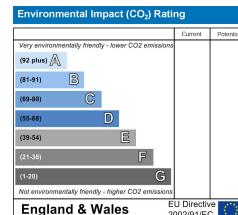
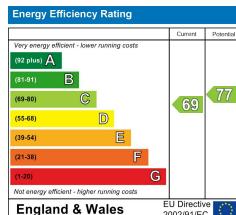
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