



**7, Grange Drive, St. Helens, WA10 3BG**

**£450,000**

*David  
Davies* *Collection*



## 7, Grange Drive, St. Helens, WA10 3BG

- EPC:D
- Council Tax Band: F
- Freehold
- 158Sq Mtrs/1700 Sq Ft
- Unique Semi Detached Residence
- Desirable Location
- Three Reception Rooms
- Four Bedrooms
- W.C/Utility & Two Bathrooms
- Beautifully Manicured Gardens

Presenting to the market this unique designed semi detached property, located in the Eccleston Hill area of St Helens, leading off from Prescot Road. These properties were designed to take full advantage of the glorious views to the rear of the property.

Access and parking is from Grange Drive, with a lawn area and a large block paved parking area here. Then the entrance and main garden is to the rear which presents a beautiful, immaculately manicured rear garden. With paved patio area and long lawn area surrounded by established hedges and mature borders.

Internally, stepping into the hallway the feeling of a beautifully presented property which has been lovingly cared for appears with beautiful features such as picture rails and turned staircase.

From the entrance hallway there are three reception rooms to include a lounge with beautiful feature fireplace and leading through to the dining room, a large cloakroom, utility and kitchen. The modern kitchen provides wall and base units in high gloss white with contrasting quality work surface areas. To the first floor there are four bedrooms, with the master being exceptionally large. Here there is a bathroom and shower room.

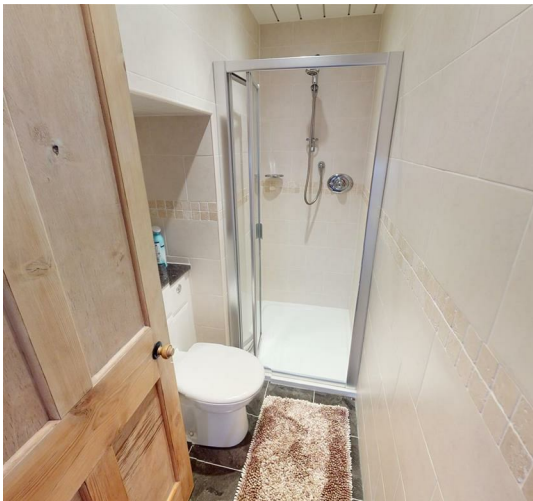
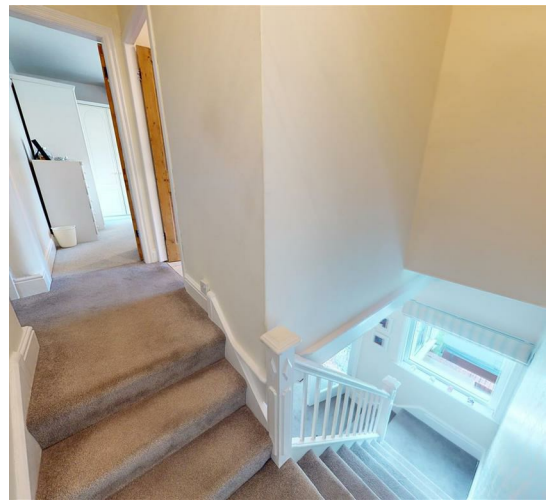
Location wise, Grange Drive offers excellent access to the M57 motorway, along with Eccleston Park train station being close by.

Viewing is strictly via our offices.

FREEHOLD  
EPC:D











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*

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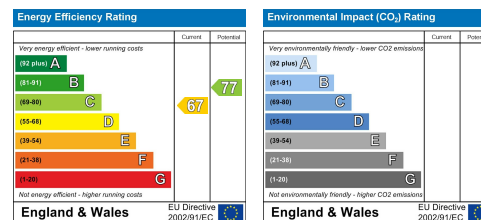
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