



**2, Seddon Close, Eccleston, WA10 5AG**

Offers Over £235,000

**David Davies**  
*Collection*

## 2, Seddon Close, Eccleston, WA10 5AG

- EPC:E
- Semi Detached
- Fully Refurbished
- Great Location
- Council Tax Band: C
- Three Bedrooms
- Detached Garage
- Freehold

We are delighted to have the opportunity to bring to market this beautiful three bedroom semi detached property, which has been fully refurbished to a very high standard, located in a much sought-after area and rarely available position on Seddon Close, Eccleston.

The property benefits from gas central heating, double glazing, and briefly comprises; Lounge and separate dining area with open plan kitchen incorporating an extensive array of premium wall and base storage solutions, with solid worktops, and fully integrated appliances, French doors leading out to rear garden, which is currently turf laid to lawn and flagged creating a nice space to enjoy the summer months with friends and family with the BBQ on and the vino flowing.

To the first floor we have three stunning bedrooms, stylish family bathroom with shower facility, bath and vanity.

To the front of the property, we have plenty of off road parking for the family fleet with a nice sized driveway and a detached brick garage.

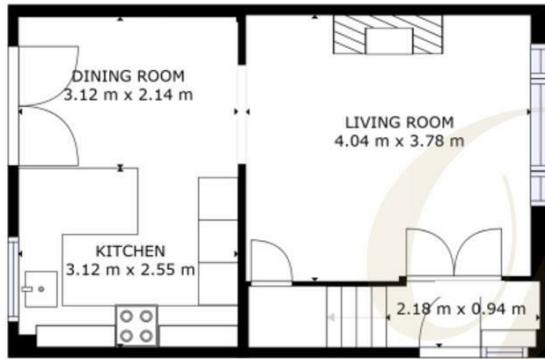
The property benefits from lots of local amenities, with primary and secondary schools all within proximity. With excellent transport links being ideally situated with routes to Liverpool, Manchester and beyond.

Internal inspection is highly recommended on this property.

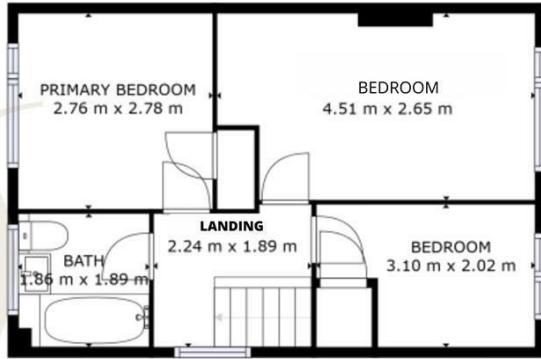
EPC:E







FLOOR 1



FLOOR 2



**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, Paul, David*

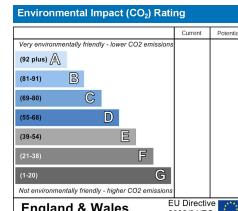
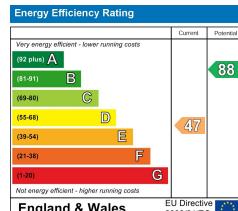
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



A better **mortgage deal**  
made a good deal easier

Talk to our independent mortgage specialists on **01744 885555**  
or visit [allisonsfinancial.com](http://allisonsfinancial.com)

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.



**PRS**  
Property Redress Scheme

**THE GUILD  
PROPERTY  
PROFESSIONALS**

**rightmove**

**onTheMarket.com**

**naea**   
PROTECTED

Information on tenant permitted fee's can be accessed via the link below  
[www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)

22 Church Road, Rainford, St Helens, WA11 8HE  
T: 01744 885753

[sales@daviddaviesestateagent.co.uk](mailto:sales@daviddaviesestateagent.co.uk)  
[lettings@daviddaviesestateagent.co.uk](mailto:lettings@daviddaviesestateagent.co.uk)  
[www.daviddaviesestateagent.co.uk](http://www.daviddaviesestateagent.co.uk)