



35 Millfields

Eccleston, St. Helens, WA10 5NS

Offers In Excess Of £495,000



VIEWING STRONGLY RECOMMENDED PART EX CONSIDERED FREEHOLD WITH NO UPWARD CHAIN INVOLVED Located in a highly sought after area, this deceptively spacious four bedroom double fronted family home would make an ideal purchase for a growing family. The property boasts a spacious open plan lounge, kitchen and dining area, separate utility room and WC, spacious family room, master bedroom with en-suite.

Externally the property offers a generously sized outdoor space that compliments the interior living areas, the front benefits from a vehicular driveway with ample parking for several vehicles to the rear there is an extensive secluded lawned garden and patio providing a versatile area for family and gardening enthusiasts, outside tap and double electrical socket .

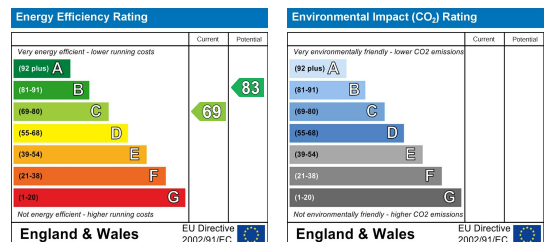
Situated close to well regarded schools, local amenities and major motorway links. An early viewing is strongly recommended to appreciate this lovely family home.



Floor Plans



Energy Efficiency Graph



IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.

73-75 Corporation Street, St Helens, WA10 1SX

Tel: 01744 883 322 Email: info@stapletonderby.co.uk www.stapletonderby.co.uk