



# STAPLETON DERBY



## Eccleston Gardens, St. Helens, WA10 3BJ

£475,000



Welcome to Eccleston Gardens, St. Helens - a highly regarded area where this detached property is waiting to become your new home! This charming home boasts not only a fantastic location but also generous accommodation making it ideal for a growing family. This property has been well cared for by its present owners.

Nestled in a peaceful cul-de-sac, this property offers a sense of tranquility while being conveniently close to local amenities, well-regarded schools, woodland walks, and easy access to motorways. The spacious gardens surrounding the house provide a perfect setting for outdoor activities and relaxation.

Externally there are front, side and rear gardens with a driveway leading to the double garage.

- NO UPWARD CHAIN INVOLVED
- SPACIOUS ACCOMMODATION THROUGHOUT
- LOCAL AMENITIES NEARBY/EXCELLENT FOR WOODLAND WALKS
- THREE SPACIOUS BEDROOMS/TWO BATHROOMS
- FRONT /REAR AND SIDE GARDENS
- SITUATED IN A QUIET CUL DE SAC
- CLOSE TO WELL REGARDED SCHOOLS
- CONSERVATORY STUDY / SNUG
- DRIVEWAY LEADING TO THE DOUBLE GARAGE
- VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS FAMILY HOME



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