



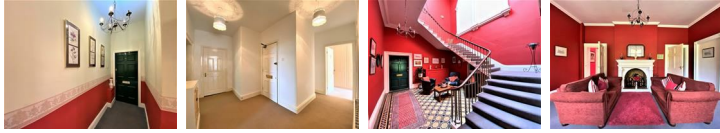
**Eccleston Hall, Prestbury Drive, Eccleston, St. Helens WA10 5NZ**

**£179,950**

An impressive two bedroomed apartment positioned within Eccleston Hall boasting spacious living and character, situated on the first floor with accommodation briefly comprising of: Communal Entrance and Lounge area leading to the Grand Staircase, Internal Entrance Hallway with cupboard storage, A Grand, Bright Dining/Lounge, Modern fitted Kitchen, Shower Room and Two Bedrooms. Stunning, immaculate, well presented grounds and parking. For Sale with No Chain Above.



## Entrance



From the communal living areas to the first floor into a spacious hallway giving access to each room and cupboard storage.

## Master Bedroom

16'6" x 11'10" (5.05m x 3.61m)



This master double bedroom with a wide range of fitted wardrobes, shelving and chest of drawers, window to the side elevation and radiator heating.

## Lounge

16'5" x 16'5" (5.02m x 5.01m)



This grand, impressive dining/lounge with window to the side elevation, 'Living Flame' Gas fire with feature surround and marble hearth and additional radiator heating.

## Kitchen

11'3" x 7'7" (3.45m x 2.32m)



This modern kitchen fitted with a wide range of wall, base and drawer units with work surfaces over and feature tiled splash backs, built-in oven, electric hob with hidden extractor fan, space and plumbing for a fridge/freezer, stainless steel sink unit, window to the rear elevation.

## Shower Room

11'4" x 4'6" (3.46m x 1.38m)



This modern shower room fitted with a W.C., pedestal sink unit, double walk-in shower, cupboard storage and tiled walls.

## Bedroom Two

16'4" x 5'9" (5.00m x 1.76m)



This second bedroom with fitted wardrobes and chest of drawers, window to the rear elevation and radiator heating.

## Grounds



Immaculate, well maintained grounds surrounding the hall, private and secluded and parking.

## Ground Floor



Every attempt is made to ensure accuracy however all measurements are approximate. The floorplan is for illustrative purposes only and is not to scale.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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