Brookside Avenue, Eccleston, St. Helens WA10 4RN

£295,950

A beautiful, spacious three bedroomed traditional semi detached family home with great potential located in the heart of Eccleston with accommodation briefly comprising of: Porch, Entrance hall, Dining Room, Extended Rear Lounge, Morning Room, Kitchen and Cloakroom, to the first floor are three bedrooms and a Shower Room. Driveway with ample parking, gates leading to the stunning rear garden. Gas Central Heating and Double Glazed throughout. Within walking distance to excellent schools and local amenities nearby. *** FOR SALE WITH NO CHAIN ABOVE. *** FREEHOLD PROPERTY ***

Entrance

From a Upvc door into the light porch, opening into the entrance hallway with stained leaded glass, where the staircase leads to the first floor.

Dining Room
11'5" x 11'1" (3.48m x 3.40m)

A light dining room with a bay window to the front elevation, 'Living Flame' feature fire surround and marble hearth with additional radiator heating.
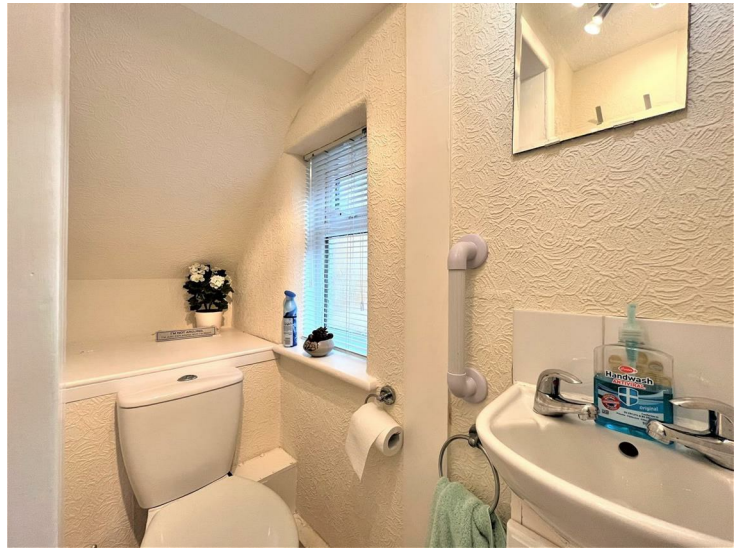
Lounge
24'9" x 9'8" (7.56m x 2.96m)

An impressive extended lounge with patio doors opening into the garden and a 'Living Flame' Gas fire with additional radiator heating.

Cloakroom

A useful under stairs cloakroom fitted with a W.C., hand wash basin with storage underneath, meter storage cupboard and obscured glazed window to the side elevation.

Morning Room
8'2" x 6'2" (2.51m x 1.90m)

A light morning room with an arch giving an open plan feel into the kitchen with a window to the side elevation.

Kitchen
11'10" x 7'1" (3.62m x 2.18m)

This kitchen is fitted with a range of wall, base and drawer units with work surfaces over and tiled splash backs, gas oven and gas hob with hidden extractor fan over, stainless steel sink unit, space and plumbing for a fridge, freezer, dish washer and washing machine. the gas central heating boiler is positioned here and window and access to the rear elevation.

Landing

Giving access to each room, obscured glazed window to the side elevation and loft access, all boarded, light and fitted ladders.

Bedroom One
11'1" x 11'0" (3.40m x 3.36m)

This main double bedroom with bay window to the front elevation, built-in fitted wardrobes and radiator.

Bedroom Two
12'0" x 9'10" (3.66m x 3.01m)

This second double bedroom with window to the rear elevation, built-in fitted wardrobes and radiator.

Bedroom Three
7'11" x 7'3" (2.42m x 2.23m)

This third bedroom with window to the front elevation, built-in fitted wardrobes and radiator.

Shower Room
7'1" x 5'4" (2.17m x 1.65m)

A modern shower room fitted with a white three piece suite comprising of: W.C., pedestal sink unit, corner shower cubicle, built-in fitted cupboards, tiled walls, heated towel rail and obscured glazed window to the rear elevation.

Front

A well maintained front garden, driveway with ample parking, gated access to the detached garage and rear garden.
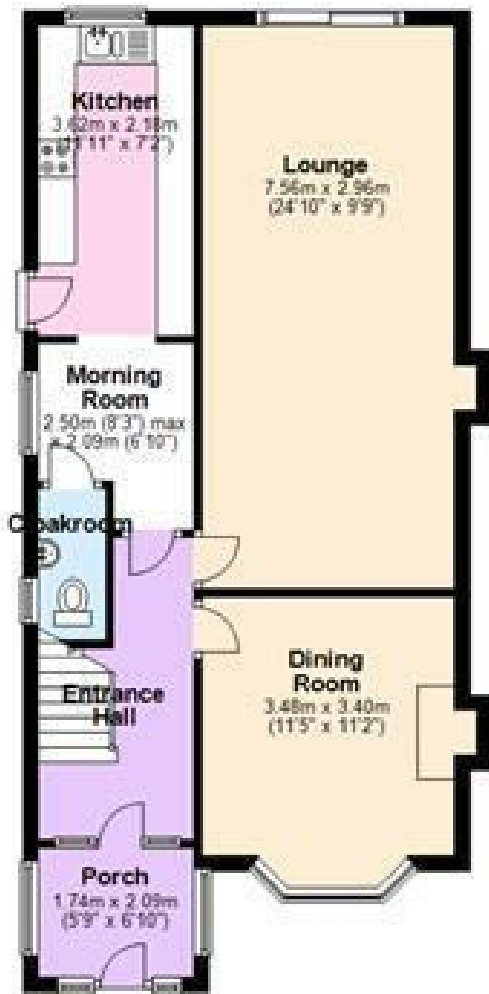
Garage

A detached garage with an electric door, power and light, window to the side elevation.

Garden

An impressive sized and beautifully maintained rear garden, paved patio area leading to the lawn, well stocked borders, metal shed and greenhouse, private, enclosed and not overlooked.

Ground Floor

Kitchen
3.62m x 2.19m
(11'11" x 7'2")

Lounge
7.56m x 2.96m
(24'10" x 9'9")

Morning Room
2.50m (8'3") max
x 2.09m (6'10")

Cloakroom

Entrance Hall

Dining Room
3.48m x 3.40m
(11'5" x 11'2")

Porch
1.74m x 2.09m
(3'9" x 6'10")

First Floor

Shower Room

Bedroom 2
3.66m x 3.01m
(12' x 9'11")

Landing
2.88m x 2.22m
(9'5" x 7'3")

Bedroom 1
3.40m x 3.36m
(11'2" x 11')

Bedroom 3

Every attempt is made to ensure accuracy however all measurements are aproximate. 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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

The Property Ombudsman