



36 Carmelite Crescent, Ecclestone, WA10

Asking Price £265,000



Located in the highly sought-after area of Eccleston, St Helens, this impressive extended three-bedroom semi-detached home offers the perfect blend of space, comfort, and practicality for modern family living. Ideally positioned close to a range of local amenities, well-regarded schools, and excellent transport links, the property is perfectly suited to growing families and professionals alike.

Upon entering, you are welcomed by a spacious porch leading into a bright and inviting hallway. The ground floor offers a generous living room, a separate dining room ideal for entertaining, a fitted kitchen, utility room, and access to the garage, creating a versatile and functional layout throughout.

To the first floor, the property boasts three well-proportioned bedrooms along with a family bathroom.

Externally, the front of the property benefits from off-road parking for added peace of mind, a lawned garden area, garage access, and side access leading to the rear garden. To the rear, there is a good-sized enclosed garden with a patio area, providing the perfect space for outdoor dining, relaxing, and family enjoyment.

The property tenure is FREEHOLD and the EPC is TBC.









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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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.