



109 Portico Lane, Eccleston Park, L34

Offers Over £325,000



Situated in one of L34's most sought-after residential areas, this beautifully presented two-bedroom detached bungalow offers an exceptional blend of charm, space, and future potential. From the moment you arrive, the property impresses with its attractive kerb appeal, featuring a well-maintained lawn and mature borders that create a sense of symmetry and elegance, guiding you towards the entrance.

Internally, the home is both stylish and thoughtfully arranged, comprising a welcoming entrance hallway, a bright and comfortable living room, two generous double bedrooms, a modern family bathroom, and a spacious kitchen/dining area—perfect for both everyday living and entertaining. A standout feature is the loft room, accessed from the hallway, which spans the full width of the property. This space presents a fantastic opportunity to be transformed into a substantial master bedroom with en-suite, subject to the necessary consents.

Externally, the property continues to impress. The rear garden offers a private lawned area alongside a detached garage/studio, ideal for a range of uses including a home office, gym, or creative space. Off-road parking is accessed via double gates, providing both convenience and security.

Perfectly positioned close to excellent local amenities and transport links, this home combines peaceful suburban living with superb connectivity.

A true gem in a prime location—early viewing is highly recommended.





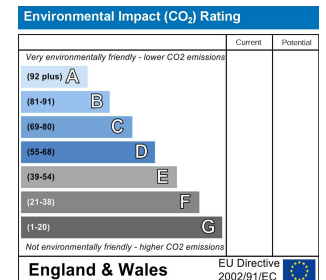
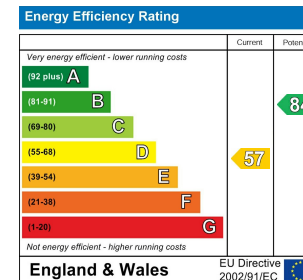
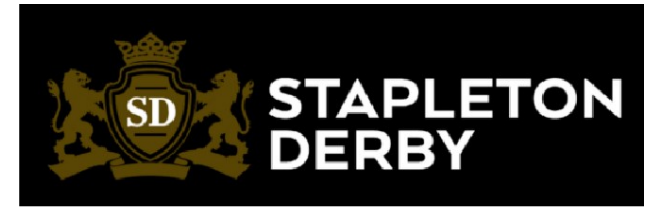
STAPLETON
DERBY





STAPLETON
DERBY

Stapleton Derby
497 Warrington Road Rainhill, Merseyside, L35 0LR
Tel: 0151 430 0717
office@stapletonderby.co.uk
www.stapletonderby.co.uk



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.