

1 West Close, Eccleston Park, L34

Offers Over £250,000

STAPLETON DERBY

Be prepared to fall in love with this charming 1930s period property, ideally situated in the highly sought-after area of Eccleston Park, Prescot. Occupying an impressive corner plot and retaining a wealth of its original features and period character, the property offers a fantastic opportunity for those looking to restore a home with real individuality.

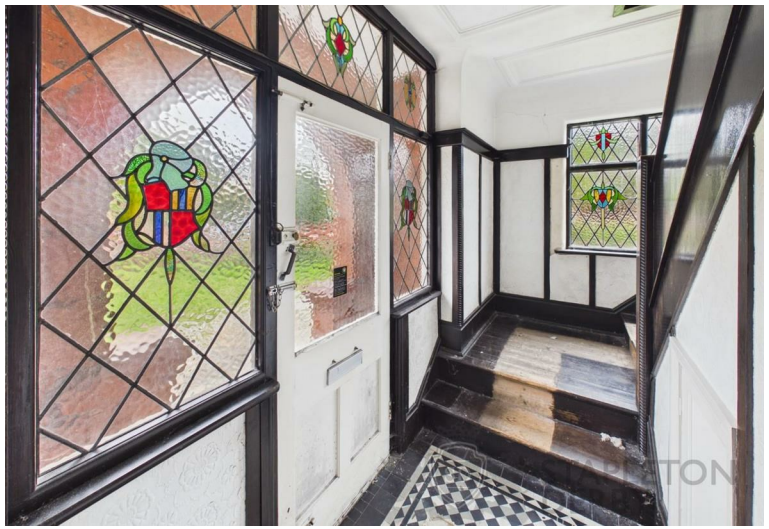
The accommodation begins with a welcoming entrance hallway featuring original mosaic floor tiles and attractive stained-glass windows, setting the tone for the character found throughout the property. There is a spacious living room with an impressive period bay window, a further rear lounge, kitchen and useful larder. To the first floor are three well-proportioned double bedrooms, a family bathroom and separate WC, providing excellent accommodation for a growing family.

Externally, the property benefits from a generous corner plot, offering ample space for parking and gardens to the front, together with garage access and access to the rear. The rear garden includes a patio area and a number of useful outbuildings, offering further potential for storage or future use.

The property does require modernisation and restoration, but this is also what makes it such an exciting proposition. With its generous proportions, attractive plot, desirable location and wealth of original 1930s features, there is considerable potential to create a truly wonderful family home.

Once sympathetically restored, this could be a fantastic period family home, combining modern living with the charm, character and individuality of a bygone era.

A rare opportunity to acquire a property with genuine character and enormous potential in one of Eccleston Park's most desirable locations.











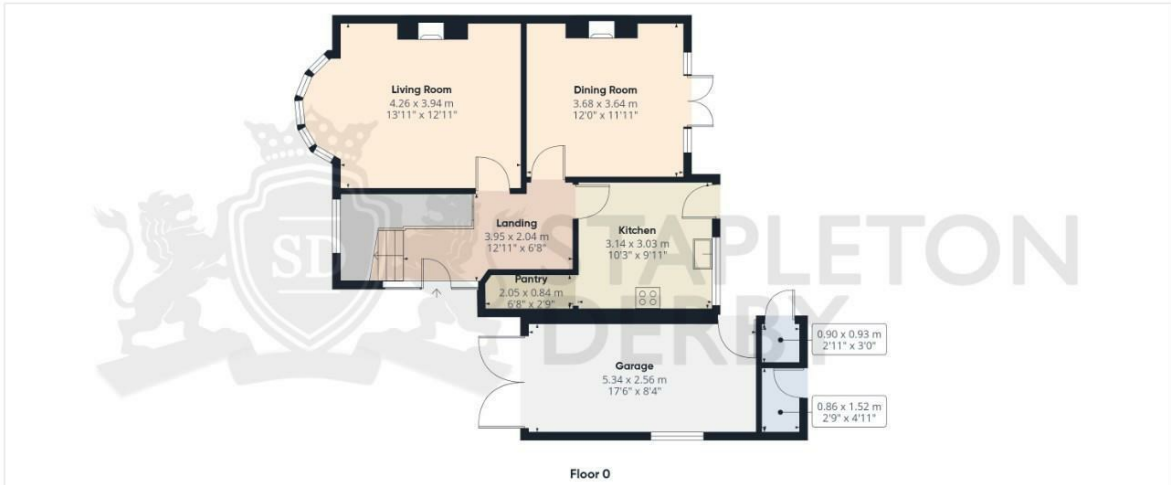








Stapleton Derby
497 Warrington Road Rainhill, Merseyside, L35 0LR
Tel: 0151 430 0717
office@stapletonderby.co.uk
www.stapletonderby.co.uk



STAPLETON DERBY

Approximate total area(1)
119.5 m²
1287 ft²

Reduced headroom
0.6 m²
6 ft²

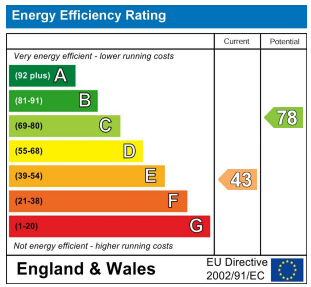
(1) Excluding balconies and terraces

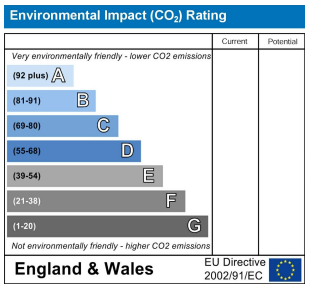
Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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.