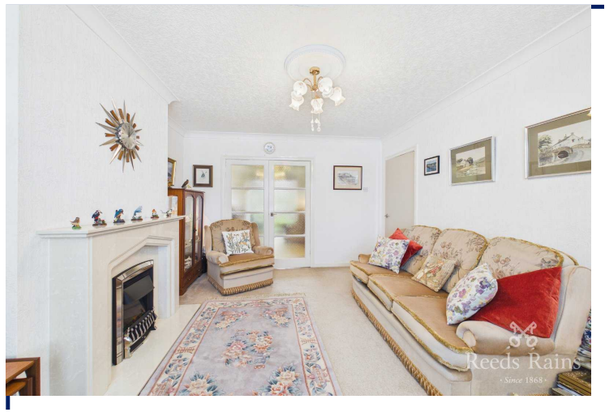
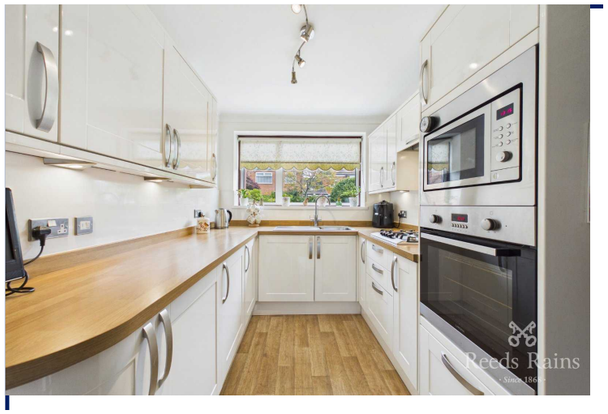




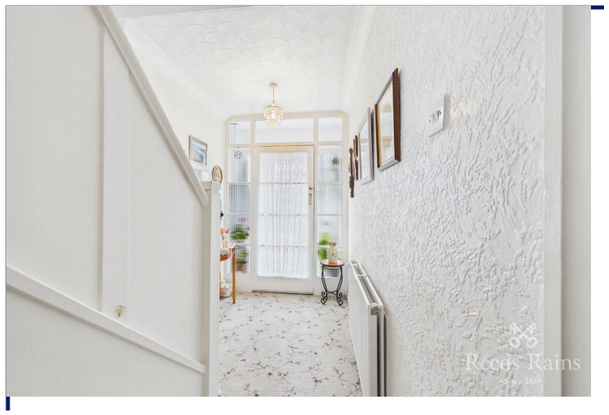












Nicholl Road, Eccleston, St. Helens, Merseyside, WA10

Offers Over: £295,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Nicholl Road, Eccleston, St. Helens, Merseyside, WA10

Offers Over: £295,000 Freehold

Council Tax Band: C
EPC Rating: C

Offered for sale with the added luxury of no onward chain, this semi detached dwelling has been enhanced by the addition of a rear ground floor extension is is located in the ever popular area of Eccleston, close by to shops, reputable schooling for all ages and transport links bringing the North West and beyond within easy reach.
Having a gas central heating system complemented by double glazing, the accommodation is arranged over two floors briefly as follows:-Porch, welcoming entrance...

Entrance Porch
1'11" x 5'5" (0.58m x 1.65m)
Double glazed obscure UPVC front door and double glazed obscure side panels, quarry tiled floor, obscure glazed panel door and side panels to:-

Entrance Hall
12'4" x 5'7" (3.76m x 1.7m)
Radiator, stairs to first floor, coved ceiling, understairs storage cupboard housing meters, panelled door to:-

Lounge
11'10" x 15'7" (3.6m x 4.75m)
Double glazed bay window to front, radiator, coved ceiling, electric fire with feature surround, ceiling rose, obscure double doors to:-

Dining Room
15'4" x 10' (4.67m x 3.05m)
Double glazed sliding patio doors to rear, radiator, ceiling rose, coved ceiling, panelled door to:-

Kitchen
11'4" x 7'6" (3.45m x 2.29m)
Double glazed window to rear, refitted with single drainer sink unit with range of high gloss wall and base units, inset gas hob with extractor hod over, inset electric oven and microwave, plinth heater, integrated fridge/freezer and washing machine, understairs storage cupboard, personal door to garage.

First Floor
landing with double glazed obscure window to side, coved ceiling, storage cupboard.

Bedroom One
10'6" x 13'1" (3.2m x 4m)
Double glazed bay window to front, radiator, coved ceiling, double built in wardrobe.

Bedroom Two
10'6" x 9'10" (3.2m x 3m)
Double glazed window to rear, radiator, double built in wardrobes.

Bedroom Three
7'10" x 6'10" (2.4m x 2.08m)
Double glazed window to front, radiator, wall mounted gas central heating boiler.

Shower Room
5'5" x 6'10" (1.65m x 2.08m)
Double glazed obscure window to rear, fully tiled walls and refitted shower cubicle with rainfall shower and shower attachment, vanity wash hand basin with storage beneath, loft access point, WC, heated towel rail, spot lights.

Outside
To the front is a lawned and stocked garden with boundary wall and outside light. To the rear is a lawned, stocked and fenced garden with ornamental pond, flagged patio area, water tap and security light.

Garage
8'8" x 23'11" (2.64m x 7.3m)
Attached brick with two personal doors, up and over door, power and light connected. This is approached by a flagged driveway.

Tenure
Freehold.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. If your offer is successful, the charge for completing this check is a non-refundable £40 plus VAT, totalling £48 per buyer.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk