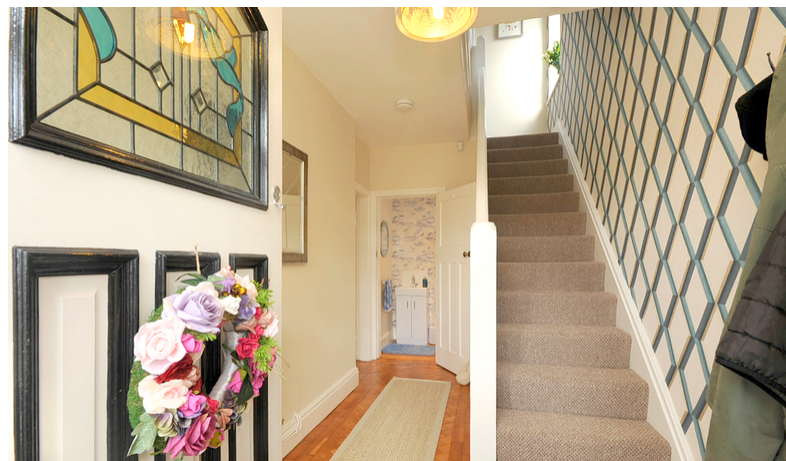




# *Crocketts Walk, Ecclestone.*

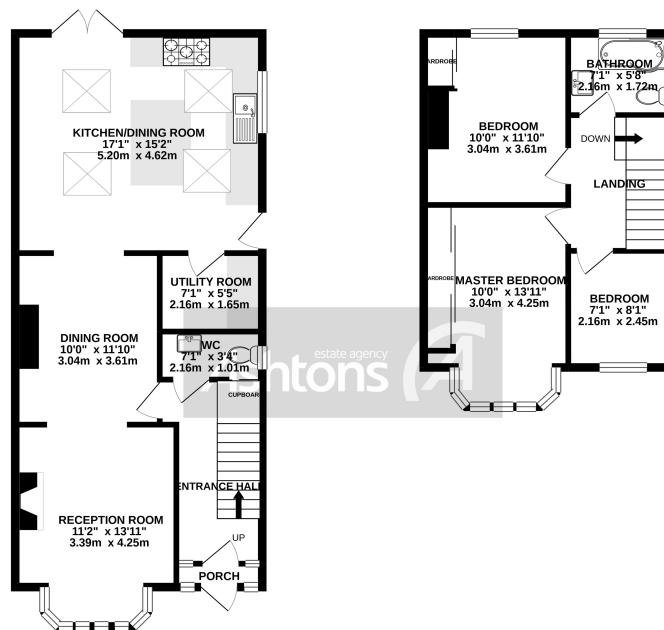
## *£285,000*

Three Bedroom Period Property | Prime Location | Parking | Generous Gardens | Extended & Beautifully Presented | Original & Character Features | Downstairs WC & Utility Room | Built In Wardrobes | New Driveway (2020 AUG) |



GROUND FLOOR  
658 sq.ft. (61.2 sq.m.) approx.

1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 1,064 sq.ft. (98.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, rooms and any other parts are approximate and the responsibility to them by any person is not intended. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operation or efficiency over the year.  
Markwell Mortgage 02020

This stunning period property displays a unique balance between its modern and contemporary features. Many of its original attributes have been retained and cared for over the years, characteristics such as the Parquet flooring, feature fireplace, high ceilings, and architraves then the modern free standing log burner, stylish custom fit kitchen, and all the tastefully appointed décor throughout. Locally you have some of St Helen's most popular schools, great amenities, and superb road links which are just a few reasons why Eccleston is such a hotspot within the property market at the moment. Over the two floors, the accommodation comprises three bedrooms, a family bathroom suite, and two large reception rooms downstairs which lead you into the vaulted roof kitchen extension with skylight windows, utility room, and a separate WC (see the floor plan for more information). Externally, being a



Contact your local office to arrange a viewing:

- Padgate: 01925 479334
- Great Sankey: 01925 454300
- Winwick: 01925 232146
- Stockton Heath: 01925 453400
- St.Helens: 01744 754120
- Wigan: 01942 498862
- Culcheth: 01925 764744
- Ashton-In-Makerfield: 01942 364446
- Newton-Le-Willows: 01925 907770
- Commercial Office: 01925 907709
- Lettings Head Office: 01925 873533
- Financial Services: 01925 221234

**Viewing Arrangements**

Viewing is strictly by appointment only through Ashtons Estate Agency.

**Disclaimer Property Details**

These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All details, photographs and floorplans are the copyright of Ashtons Estate Agency.



*How much you can borrow?*  
Speak to a mortgage expert in your local office.

**Ashtons Financial Services**

Ashtons.net rightmove

PrimeLocation.com Zoopla.co.uk

