



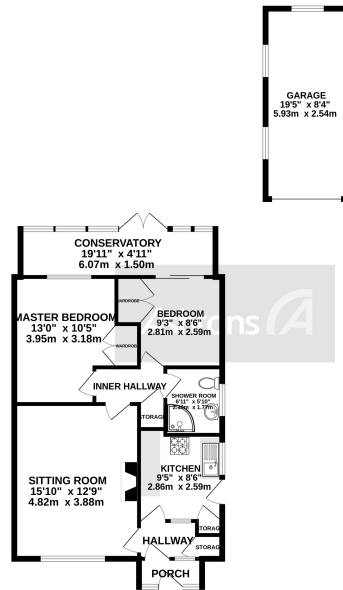
*18 Mosslands, Eccleston, St Helens, Merseyside.  
WA10 5BW.  
Offers in Region of £185,000*

2 Bed Semi Detached Bungalow | Sought After & Desirable Area | Long Driveway & Detached  
Garage | Conservatory | Spacious Layout | No Chain | Freehold | Garage |





GROUND FLOOR  
883 sq. ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA: 883 sq. ft. (82.0 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, quality and condition of the house have not been tested and no guarantee is to be made regarding any differences on the plan.  
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Offered with no onward chain, is this lovely semi-detached bungalow that provides spacious accommodation, with two double bedrooms, a large reception room, generous kitchen and bathroom with a added bonus of a conservatory over looking a spacious garden. The property would be ideal for someone looking to downsize.

Externally, to the front and rear of the property are the expansive gardens, with large lawns, perfect to sit out and enjoy sunny days and alfresco evenings. To the front of the property is a driveway for a number of vehicles. To the rear, you will find a fully landscaped lawn and a detached garage.

Locally you will find some highly regarded schools within walking distance along with great for links to the East Lancs A580 connecting commuters to both Liverpool and Manchester in around 45 minutes either way approximately. A local café, shop, bakery and pub.

Viewing this stunning property is highly recommended! Call today to book a viewing...

Get a Mortgage: We have an Independent Mortgage Advisor based in every Ashtons Office. We can search over 90 lenders to ensure that we find the most suitable mortgage for your circumstances. Interested? Call your local office on for a chat. As A mortgage is secured against your home, it could be repossessed if you do not keep up the mortgage repayments



### 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.

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