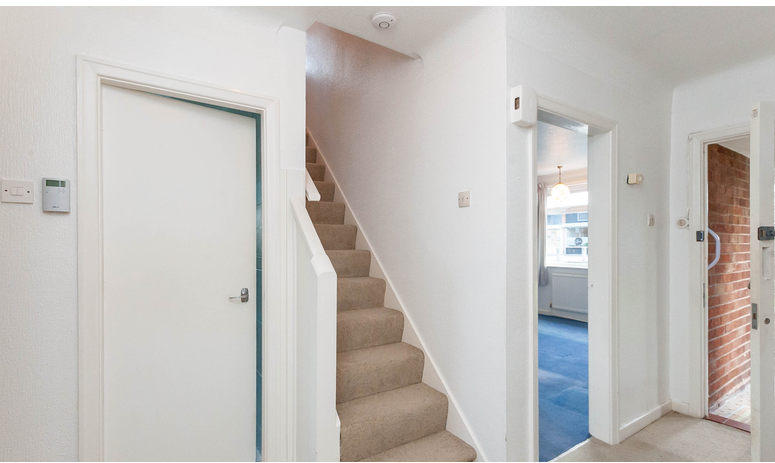
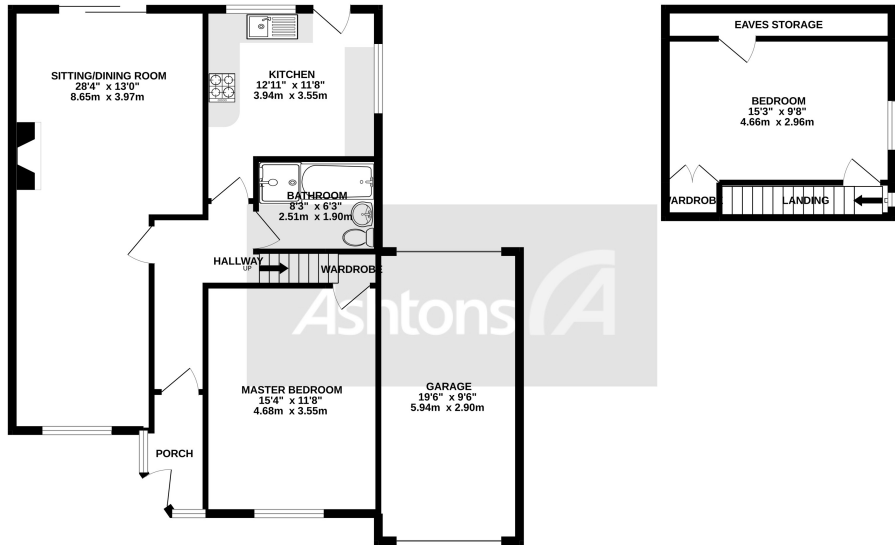




*85 Walmesley Road, Eccleston, St Helens,  
Merseyside. WA10 5JW.  
Offers Over £250,000*

Semi Detached Bungalow | Two Bedrooms | Sitting room / Dining Room | Driveway & Attached  
Garage | Poplar Location | No Chain | Freehold | Council Tax Band C | EPC - D |





TOTAL FLOOR AREA: 1178 sq.ft. (109.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2022

Offered with No Onward Chain, Ashtons welcome to the market this Two bedroom Semi Detached bungalow set in the heart on Eccleston, close to local amenities, schools and transport links.

The Property comes with good sized rooms, the accommodation offers a good size Sitting room / Dining room, kitchen, bedroom and a bathroom. To the first floor there is the master bedroom with eaves storage. Externally there is a good size garden to the rear and garden area to the front with off road parking lead to an attached garage. This sought-after estate has proven very popular in the



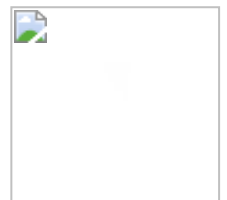
**Contact your local office to arrange a viewing:**

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