



# *Spinney Green, Eccleston, St Helens, Merseyside.*

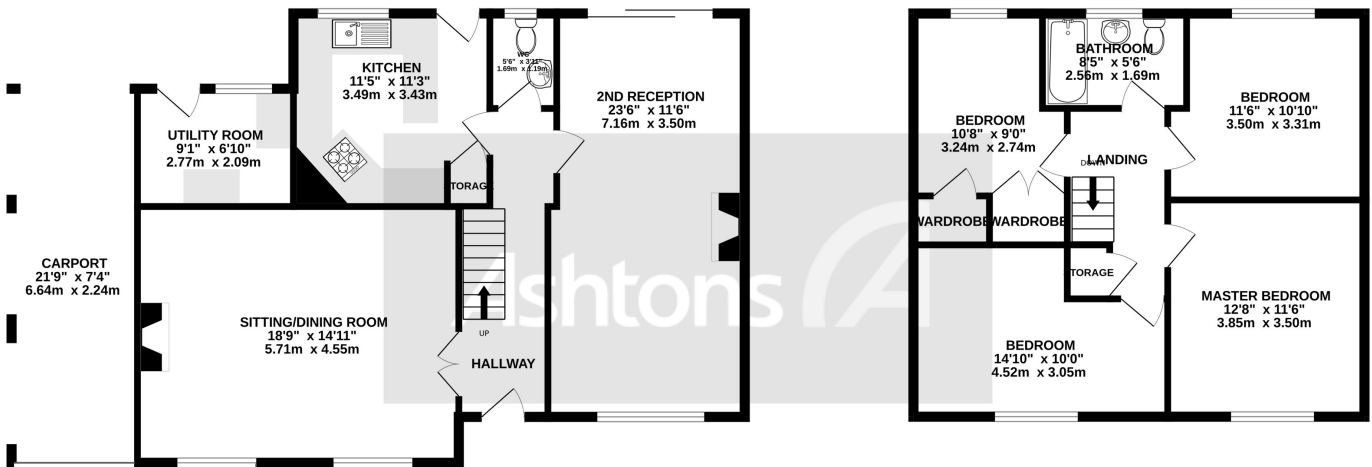
## *£360,000*

4 Bed Detached Family Property | Popular & Desirable Location | Views Over Eccleston Mere |  
Spacious & Versatile Accommodation | Seperate Utility Room Outside | Must Be Seen To Be  
Appreciated | No Onward Chain | Freehold | Council Tax Band - F | EPC - F |



GROUND FLOOR  
984 sq.ft. (91.4 sq.m.) approx.

1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1602 sq.ft. (148.8 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.  
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Ashtons welcome to the market this well appointed Four Bedroom Detached home situated on Spinney Green in the ever popular location of Eccleston, this property would be a perfect family home with the space that this property has to offer. Close by you will find local schools with great ofsted reports, local amenities, parks and access links to both Liverpool and Manchester. This property is offered with no onward Chain.

The accommodation comprises: Entrance hallway with stair access to the first floor, WC, there after the sitting room, kitchen, utility and a good size second reception room. To the first floor there are four well proportioned bedrooms and a three piece family bathroom suite. Externally to the front there is driveway parking for multiple vehicles leading to a car port with a garage door. To the rear you will find a good size matured garden which is not over looked. Early viewings are advised and can be arranged via the office by calling 01744 754120.

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 01925 479334 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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