



A 5 bedroomed detached family residence sat on a good sized plot which requires a full refurbishment scheme. The property benefits from outline planning permission (App No. P/2012/0591) to erect two 4 bedroomed detached dwellings following the demolition of the existing property.

Situated In a sought after residential location in Eccleston Park convenient for local amenities including Eccleston Park Station and a short distance to Prescot and St. Helens.

Ground Floor Porch Entrance hallway, cloaks/WC, 3 Reception Rooms, kitchen, Utility Room.

First Floor 5 bedrooms, bathroom/WC

Outside Driveway, front, side and large rear gardens with outhouse, detached garage

Note The vendor has previously advised of the presence of Japanese Knotweed within cartilage of the property. This has now been treated and a certificate is available to confirm treatment.

Joint Agents

JB & B Leach



Not to scale. For identification purposes only

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