

FREEHOLD



House - Semi-Detached

# 22 HAWTHORN DRIVE, ECCLESTON, ST. HELENS, WA10 5EE

Asking Price

## £250,000

### FEATURES

- A spacious three bedroom semi detached property
- Entrance porch and entrance hall
- Fitted kitchen and family bathroom with three piece suite
- Driveway and single garage for a small vehicle
- Situated in a much sought after location in Eccleston
- Lounge with feature fireplace and dining room
- Gardens to the front and rear
- Close to shops, transport links and local schools



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

# 3 Bedroom House - Semi-Detached

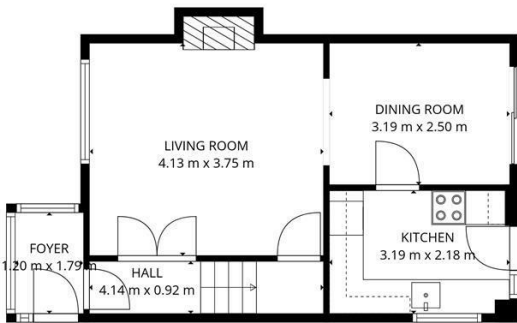
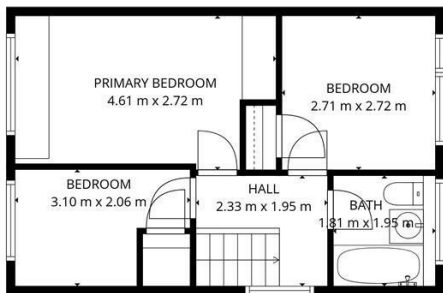
## located in St. Helens

Situated in the desirable area of Hawthorn Drive, Eccleston, St. Helens, this charming three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. Upon entering, you are welcomed by a spacious entrance hall that leads to a comfortable lounge, complete with a feature fireplace that adds a touch of warmth and character to the home. Adjacent to the lounge, the dining room provides an ideal space for family meals and entertaining guests.

The fitted kitchen is practical, offering ample storage and workspace for culinary enthusiasts. The family bathroom is conveniently located, ensuring ease of access for all residents.

Outside, the property boasts well-tended gardens to both the front and rear, providing a lovely outdoor space for relaxation and play. The driveway allows for off-road parking, adding to the convenience of this delightful home.

With its appealing features and prime location, this semi-detached property is a wonderful place to create lasting memories. Don't miss the chance to make it your own. EPC GRADE: F



**TOTAL: 74 m2**  
1st Floor: 38 m2, 1st floor: 36 m2  
EXCLUDED AREAS: FIREPLACE: 1 m2, WALLS: 7 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

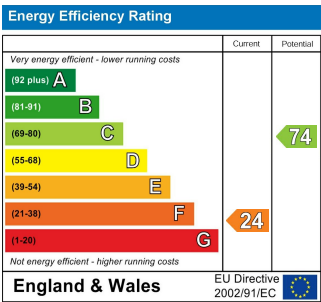
Call us on

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**Council Tax Band**

**C**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

