

FREEHOLD



House - Semi-Detached

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

Asking Price

# £230,000

## 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



# 3 Bedroom House - Semi-Detached located in St. Helens

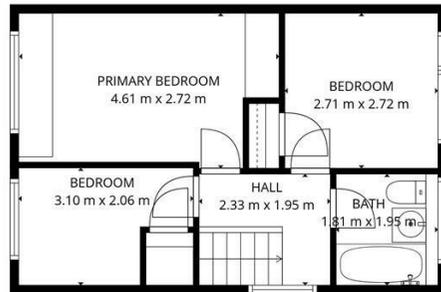
Nestled within the sought-after area of Hawthorn Drive, Eccleston, St. Helens, this delightful three-bedroom semi-detached home offers a wonderful blend of comfort, character, and convenience —making it an ideal choice for families and first-time buyers alike.

Upon entering, you are welcomed by a spacious entrance hall that immediately sets a warm and inviting tone. The lounge features a charming fireplace, creating a cosy space to relax and unwind. Adjacent to the lounge, the dining room provides an excellent setting for family meals and entertaining guests. The fitted kitchen is both practical and functional, offering ample storage and workspace, while the family bathroom is conveniently positioned for everyday living.

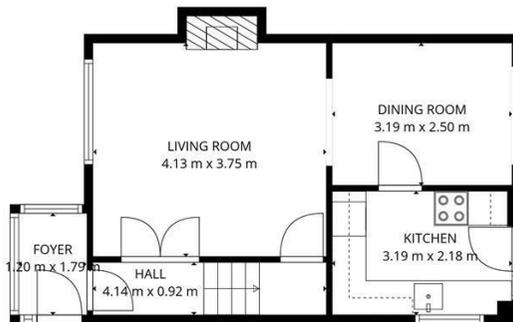
Externally, the property enjoys well-maintained gardens to both the front and rear, providing pleasant outdoor spaces for relaxation or play. A driveway offers off-road parking, adding further practicality.

With its appealing layout, attractive features, and desirable location, this lovely home presents a fantastic opportunity to create lasting memories in a well-established residential area.

EPC Rating: F



1st floor



1st Floor

**TOTAL: 74 m<sup>2</sup>**  
 1st Floor: 38 m<sup>2</sup>, 1st floor: 36 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 1 m<sup>2</sup>, WALLS: 7 m<sup>2</sup>

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

Call us on

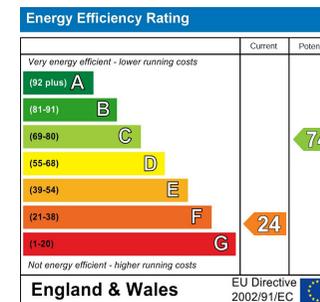
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**Council Tax Band**

**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.

