Reduced to £599,950

11 Central Avenue, Eccleston Park

A rare opportunity to acquire a exceptional wonderfully spacious Edwardian style detached residence over four floors including the former servants quarters offers seven bedroomed accommodation, built from quality materials including engineering brick and commissioned by the Braithwaite family in 1908, this fine home could be turned into a number of residential or commercial opportunities, not only would this opportunity provide an outstanding residence over its 9000 sq ft of prime location but other opportunities would include converting it into an ideal Doctors Surgery and residence combined; a bespoke high end Care Home or possible apartments. The property which has been on the open market for quite a while did start off with other agents at an unrealistic asking price of £1.5 million at which time we advised the owner to market the owner at £795,000. David Davies Sales & Lettings Agent has now been given the opportunity to offer this propert at the very realistic price of £595,950 which per square foot is extremely good value. The present owners, whose circumstances have recently changed are now wishing to purchase a smaller property to suite their needs which is now available and this serious asking price should not be ignored.

If you are interested in viewing this property please contact and we shall arrange for one of dedicated accompanied viewers to accompany you at a convenient time.

Full mortgage facilities are available via our connection with Mortgage Advice Bureau and an individual package can be discussed privately here at our
11 Central Avenue, Eccleston Park
Reduced to £599,950
The property briefly comprises:

Ground Floor
Entrance via double glazed doors into the vestibule, immediately one can see the shear opulence and splendour of days gone by with the high decorated ceiling, feature stained glass windows, dentil mouldings and original stained glass inner door opening into the:

Hall
Wonderfully spacious, teaming with features, fitted with a substantial staircase leading to the first floor and matching staircase leading down to the lower ground floor. From the ground floor large ornate doors with bespoke architrave to surround lead to all the ground floor rooms.

Lounge/Dining Room (32' x 15'9) 9.75m x 4.60m
An average measurement has been taken of this through room which is interconnected by a large ornate archway. A magnificent room has a full bay double glazed window to the front and French doors opening into one of the two conservatories at the side. There are feature windows at the end beside the chimney breast wall, which contains one of the two fires. The other fire in a more modern fireplace, being a real open fire. The room is additionally heated by four twin panel radiators. Looking upwards when stood in this room one appreciates the labour of love which has gone into this intricate master piece of a ceiling.

Formal Dining Room (19' x 17') 5.94m x 5.18m
Measurements have been taken at the widest points into the full bay window, which again is hardwood double glazed. There is a walk in ‘Inghamian’ arched fireplace in here and there are two twin panel radiator. Again, there is a magnificent ceiling.

Family Room (16' x 14'10) 4.88m x 4.52m
This room lengths into the full bay measuring 19' from end to end, has feature windows, a full bay which is double glazed, superb ceiling and another door, which is seldom used, giving access to the:

Music Room (16' x 15'9) 4.88m x 4.60m
Now used as a model room of collected subjects of their interest. Again the ceiling in here is ornate, the room is bright, has three double glazed windows, a side door to a side porch and a number of features plus heating by two twin panel radiators.

Cloaks
Modern, with double glazed window and a contemporary two piece suite in white comprising, low level built in w.c, built in wash basin with cabinets beneath and a shower cubicle with a multi function shower.

Bedroom Two (17' x 15') 5.18m x 4.80m
Again approximate measurements have been taken of this room which is fitted with a comprehensive display of wardrobes, has a double glazed window, small shower area and two twin panel radiators.

Bedroom Two (15'6 x 13') 4.72m x 4.11m
A very attractively modern room measured into the full bay window which is double glazed and heated by a twin panel radiator.

Bathroom One (15'6 x 7') 4.78m x 2.36m
Rarely do we see bathrooms of this size, displaying an opulence rarely seen in modern times. The room is tiled, has an ornate ceiling, twin double glazed windows, a twin panel radiator and a five piece suite in white which comprise; a low level w.c, bidet, twin sinks in a cabinet and a suite in jacuzzi style bath with steps leading up to it, as the photographs show.

Bathroom Two (10'9 x 11) 3.28m x 3.55m
The room shortens to 9’, is slightly ‘L’ shaped, is obviously very spacious, as is the entire property, has a double glazed window, a period style radiator with heated towel rail to all first floor rooms.

Master Bedroom (18'5 x 15'9) 5.64m x 4.80m
Again approximate measurements have been taken of the room which can probably be described as the master bedroom and has a full bay window, which is double glazed, high ceiling, built in wardrobes and access to the:

En Suite Shower Room
Modern, with tiling and a three piece suite in white comprising, low level built in w.c, built in wash basin with cabinets beneath and a shower cubicle with a multi functional shower.

Bedroom Three (side) (16'7 x 13'9) 5.05m x 4.19m
Again measurements have been taken of this through room which is fitted with a comprehensive display of wardrobes, has a double glazed window, small shower area and two twin panel radiators.

Bedroom Four (side) (15'6 x 13') 4.72m x 4.11m
Again approximate measurements have been taken of this room which is fitted with a comprehensive display of wardrobes, has a double glazed window, small shower area and two twin panel radiators.

Bathroom One (15'6 x 7') 4.78m x 2.36m
Again measurements have been taken of this room which is fitted with a comprehensive display of wardrobes, has a double glazed window, small shower area and two twin panel radiators.

Bathroom Two (10'9 x 11) 3.28m x 3.55m
The room shortens to 9’, is slightly ‘L’ shaped, is obviously very spacious, as is the entire property, has a double glazed window, a period style radiator with heated towel rail to all first floor rooms.

First Floor
The magnificent turned staircase takes you passed an ornate double door leading into a smart hall with w.c and wash basin. Off from here there is a door giving access to a room where the second cylinder tank is housed. At this point we can explain that there are two central heating boilers servicing this property.

Kitchen (20' x 10') 6.10m x 3.28
A large kitchen, fitted with a comprehensive range of genuine oak fronted units, with fielded panel doors, comprising; wall cupboards with pelmet and cornice trim, larder units with integrated appliances, recently fitted post formed work surfaces, an inset sink, built in four burner gas hob and an electric double oven. From here there is access into the second conservatory and also via a double glazed door into the:

Lower Ground Floor Lounge (30' x 10') 9.14m x 3.25m
As is the rest of this property the room is spacious, has various features, two twin panel radiators and a gas living flame fire.

Outside Front
The generous frontage to this property sets the house well back from Central Avenue itself, being retained by a brick and stone wall with ornate wrought iron fencing. The garden briefly comprises; a lawn with lots of mature trees for extra privacy which allow cascading sunlight onto the property at the front. The substantial double gates give access to a brick paved driveway with turn around area and onto the:

Detached Double Garage (25' x 16') 7.77m x 5.15m
Imposing even as a garage and attractive with its gable frontage to the pitched roof, electronically controlled roller shutter door, fluorescent strip lighting, valuable open loft space for storage, power points and rear door.

Rear Garden
With a large split level balcony accessible from the ground floor hallway, retained by a wrought iron balustrade and along side one of the conservatories giving access to the garden which is set at the lower ground floor level via a series of steps. The garden is large and mature with a variety of trees, lawn, deep variegated borders and fencing, as shown in the photograph.

En Suite Shower Room
Modern, with tiling and a three piece suite in white comprising, low level built in w.c, built in wash basin with cabinets beneath and a shower cubicle with a multi functional shower.

Bedroom Three (side) (16'7 x 13'9) 5.05m x 4.19m
Again measurements have been taken of this room which is fitted with a comprehensive display of wardrobes, has a double glazed window, small shower area and two twin panel radiators.

Bathroom One (15'6 x 7') 4.78m x 2.36m
Again measurements have been taken of this room which is fitted with a comprehensive display of wardrobes, has a double glazed window, small shower area and two twin panel radiators.

Bathroom Two (10'9 x 11) 3.28m x 3.55m
The room shortens to 9’, is slightly ‘L’ shaped, is obviously very spacious, as is the entire property, has a double glazed window, a period style radiator with heated towel rail to all first floor rooms.

Music Room (16' x 15'9) 4.88m x 4.60m
Now used as a model room of collected subjects of their interest. Again the ceiling in here is ornate, the room is bright, has three double glazed windows, a side door to a side porch and a number of features plus heating by two twin panel radiators.

Cloaks
Modern, with double glazed window and a contemporary two piece suite in white comprising, low level dual flush w.c, and wall mounted wash basin.

First Floor
The magnificent turned staircase takes you passed an original arched stained glass window, onto the landing which is wonderfully spacious, has lots of interesting features, is heated by a twin panel radiator, gives access via a staircase into the loft and via substantial panel doors

TENURE: Believed to be Freehold
COMPILED ON: 25th February 2016
POST CODE: L34 2QL
(Information is for guidance only and has been provided by the Seller. We are awaiting confirmation from the Sellers Solicitor)