



**9-10 Eccleston Hall, Eccleston, WA10 5NZ**

Asking price £340,000

*David* **D**  
*Davies* **D** *Collection*

## 9-10 Eccleston Hall, Eccleston, WA10 5NZ

- EPC:E
- Converted Period Coach House
- Four Bedrooms
- Stunning Mezzanine Level

Above and beyond fantastic !

This is a rare opportunity to acquire a truly fabulous and unique luxury four bedroomed Coach House, with stunning accommodation arranged over two floors.

Located in an idyllic setting midst the splendour of Eccleston Hall and its landscaped gardens, and ,just moments from Taylor Park in the heart of Eccleston.

The stylish accommodation briefly comprises; -  
Entrance into a beautifully presented hallway with enclosed utility area, onto the spacious lounge with courtyard and garden views, feature fireplace and stairs to the first floor.. Further on the ground floor the inner hallway leads to 2 ground floor double bedrooms both with garden views. There is also a simply stunning brand new boutique style bathroom.

From the lounge a stunning feature contemporary oak and glass staircase leads to an 'open plan' mezzanine level which is simply stunning!

With a superb kitchen offering varnished oak work surfaces, breakfast bar and a formal dining area with further and additional lounge space, again providing great views of the gardens.

On this first floor there are two further beautifully presented double bedrooms both with 'walk in' wardrobes and garden views.

To this floor there is also a luxury shower room .

Offering excellent access for commuters to the East Lancashire Road (A580) and onwards to the M6, M62, M57 and M58 motorways. Eccleston amenities to include a local Sainsburys are within close proximity.







### Eccleston hall Apartments, St Helens

**Total Approx. Floor Area 1765 Sq.ft. (163.9 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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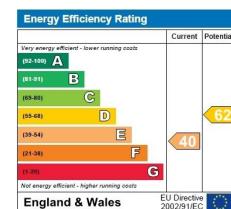
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