



15 Church Lane, Eccleston, WA10

Offers Over £750,000



**STAPLETON
DERBY**

Located on one of Church Lanes most generous plots in the charming village of Eccleston, St Helens, this unique self-build detached bungalow offers an exceptional opportunity for those seeking a spacious and versatile home. The plot is simply magnificent, and the property boasts fantastic room sizes throughout. With three well-proportioned double bedrooms, each with built in wardrobes, making it ideal for families or those who enjoy having extra space for guests.

The bungalow features three inviting reception rooms, providing ample areas for relaxation and entertainment. The extensive four-piece white suite bathroom adds a touch of luxury, while the two conservatories flood the home with natural light, creating a warm and welcoming atmosphere. The kitchen, which opens seamlessly to a utility area and the second conservatory, is perfect for hosting gatherings and family meals.

One of the standout features of this property is the fully self-contained annexe located at the rear. This additional living space includes a large lounge diner, a kitchen, a bathroom, and a double bedroom, making it perfect for extended family, guests, or even as a rental / Air B&B opportunity. The large double garage, complete with a built-in staircase leading to the first floor, is ideal for those who tinker with cars, but also offers further potential for conversion, allowing you to tailor the space to your needs.

With parking available for over 10 vehicles, this property is perfect for those who enjoy entertaining or have multiple vehicles. The absence of an onward chain makes for a smooth transition into your new home. Situated in a highly desirable and prestigious location, you will find yourself conveniently close to local shops and amenities, ensuring that everything you need is within easy reach.

This bungalow presents a rare opportunity to acquire a versatile and spacious home in a sought-after area. Don't miss your chance to make it your own.









STAPLETON
DERBY

Stapleton Derby

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.