



ECCLESIA PARK
ECCLESTON

MILLWOOD AVENUE, ECCLESTON,
ST HELENS, WA10 5BE



 **ECCLESIA PARK**
ECCLESTON

AN EXCLUSIVE DEVELOPMENT OF 36 PREMIUM FAMILY HOMES SET IN THE SOUGHT AFTER ST.HELENS SUBURB OF ECCLESTON, WITHIN EASY REACH OF THE NORTH WEST'S CITIES AND COASTLINES.

A LOCATION THAT HAS IT ALL

Ecclesia Park is located in Eccleston, a vibrant and sought-after neighbourhood on the west side of St. Helens in Merseyside. It is flanked by countryside, lakes and reservoirs whilst benefitting from a comprehensive rail, bus and road network connecting the development to all the major cities and coastlines of the North West.

Situated in a prime location, living at Ecclesia Park will give you and your family the opportunity to enjoy the best of both worlds – a tranquil setting and easy access to everything you need.

Families will find a great selection of schools in close proximity to Eccleston, the nearest being Eccleston Mere Primary situated by the shores of Eccleston Mere, a ten minute walk from the development (Ofsted: Good). For older children, Rainford High School (Ofsted: Good) is served by Ecclesia Park's bus stop, providing a convenient and sociable daily service to get your teenagers to school on time.



Royal Albert Dock Liverpool



St Marys Church Eccleston



St Helens Town Hall



Walton Hall

Step outside Eccleston into St. Helens and to find yourself surrounded by a host of local amenities that cater to your every need. Whether you're seeking a relaxing stroll in a nearby park, a trendy café to catch up with friends, or a fine dining experience, St. Helens caters for everyone. Cinemas, leisure centres, shopping centres, theatres and youth community groups are all within easy reach on foot, by bicycle or by public transport, ensuring teenagers will have plenty to do under their own steam.

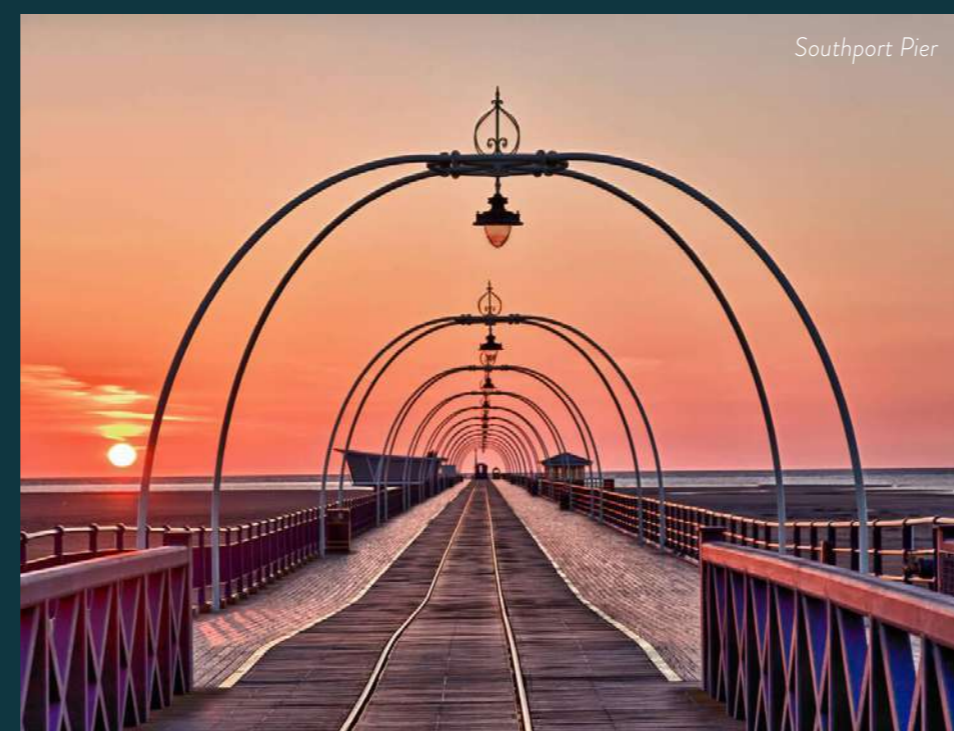


Formby Beach










Eccleston Mere

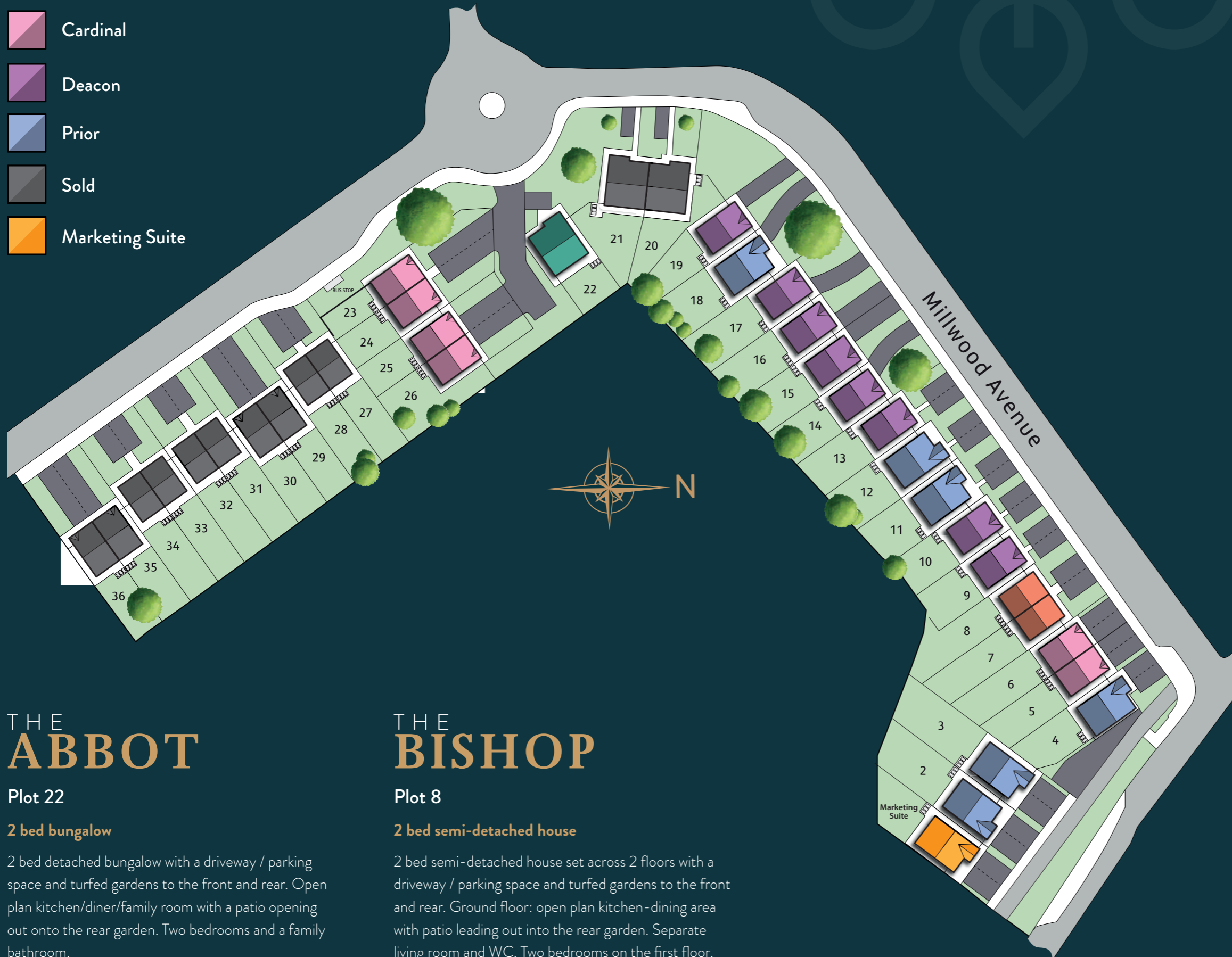
Eccleston boasts excellent connectivity, making it a commuter's dream. Enjoy efficient access to major transportation routes, including motorways, buses and nearby train stations linking Ecclesia Park with urban centres such as Liverpool, Warrington and Manchester. And when you need a break from city life a wealth of lakes, country parks, walking / cycling trails and sailing activities are all within a short walk or drive from home. Whether you're traveling for work or leisure, rest assured that you'll be well-connected to the rest of the North West and beyond.



Southport Pier

- Eccleston Mere for open water swimming, sailing, paddleboarding, walking cycling (0.5 miles)
- Taylor Park (5 mins 1.7 miles)
- Red Rocks 8 Mins (2.9 miles) or 15 mins by bus
- Grange Park golf club 6 mins (2 miles)
- Knowsley Safari Park 10 mins (3.6 miles)
- Car Mill Dam (10 mins 4.3 miles)
- Sherdley Park Golf Course 13 mins (3.8miles)

-  Abbot
-  Bishop
-  Cardinal
-  Deacon
-  Prior
-  Sold
-  Marketing Suite



THE ABBOT

Plot 22

2 bed bungalow

2 bed detached bungalow with a driveway / parking space and turfed gardens to the front and rear. Open plan kitchen/diner/family room with a patio opening out onto the rear garden. Two bedrooms and a family bathroom.

THE BISHOP

Plot 8

2 bed semi-detached house

2 bed semi-detached house set across 2 floors with a driveway / parking space and turfed gardens to the front and rear. Ground floor: open plan kitchen-dining area with patio leading out into the rear garden. Separate living room and WC. Two bedrooms on the first floor. Separate family bathroom.

THE CARDINAL

Plots 23, 24 & 25

3 bed semi-detached house

3 bed semi-detached house set across 2 floors with a driveway / parking space for 2 vehicles and turfed gardens to the front and rear. Ground floor: open plan kitchen-dining area with patio leading out into the rear garden. Separate living room and WC. Three bedrooms on the first floor. Separate family bathroom.

THE DEACON

Plots 9, 13, 14, 15, 16, 17 & 19

3 bed detached house

3 bed detached house set across 2 floors with a driveway / parking space and turfed gardens to the front and rear. Ground floor: open plan kitchen-dining area with patio leading out into the rear garden. Separate living room and WC. Three bedrooms on the first floor, master bedroom en-suite. Separate family bathroom.

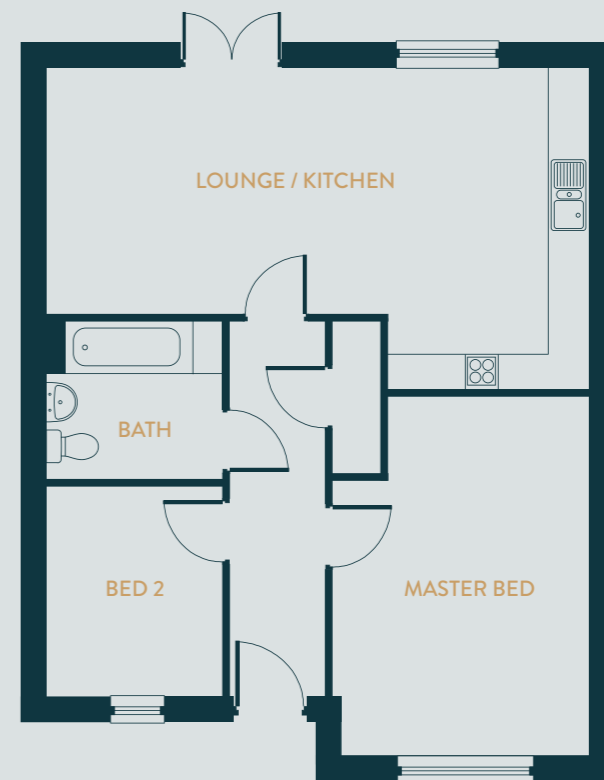
THE PRIOR

Plots 2, 3, 4, 11, 12 & 18

4 bed detached house

4 bed detached house set across 2 floors with a driveway / parking space. Ground floor: open plan kitchen-dining area with patio leading out into the rear garden. Separate living room and WC. Four bedrooms on the first floor, master en-suite. Separate family bathroom.

THE ABBOT



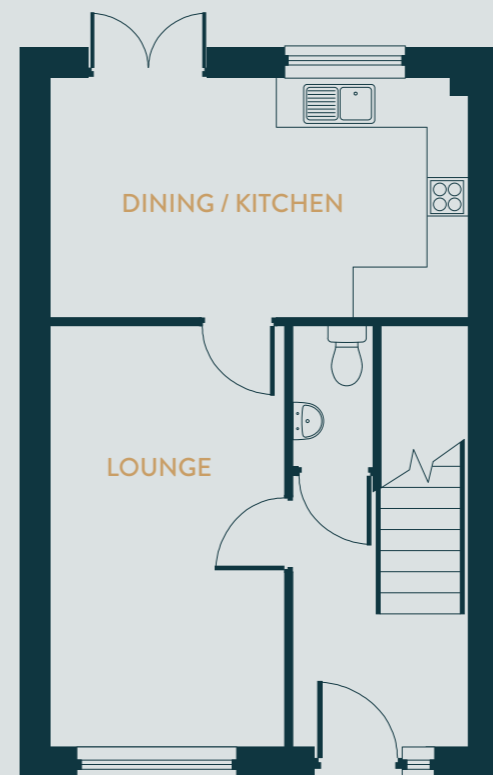
GROUND FLOOR

LOUNGE / KITCHEN
7.32m x 4.32m 24'0" x 14'2"

MASTER BED
3.48m x 4.84m 11'5" x 15'10"

BED 2
2.39m x 2.85m 7'8" x 9'4"

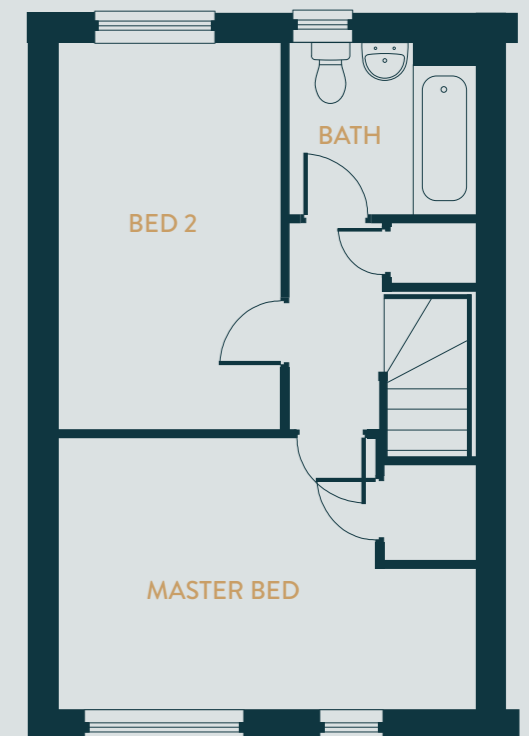
THE BISHOP



GROUND FLOOR

DINING / KITCHEN
4.80m x 2.76m 15'9" x 9'1"

LOUNGE
2.70m x 4.82m 8'10" x 15'10"

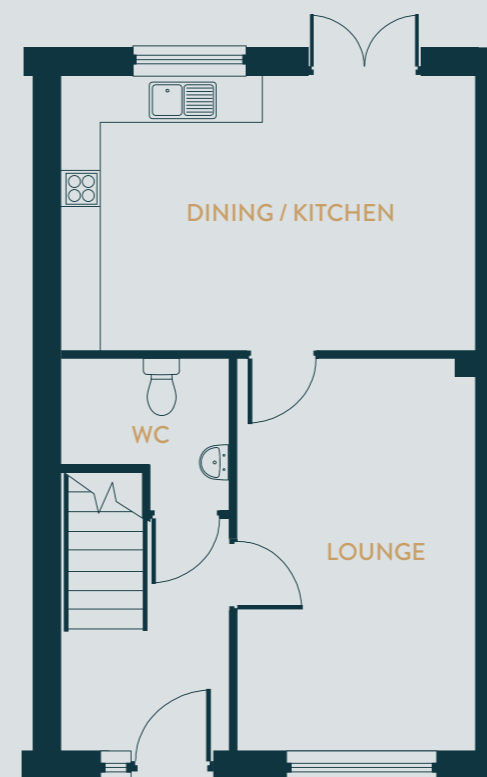


FIRST FLOOR

MASTER BED
4.80m x 3.13m 15'9" x 10'3"

BED 2
2.57m x 4.45m 8'5" x 14'7"

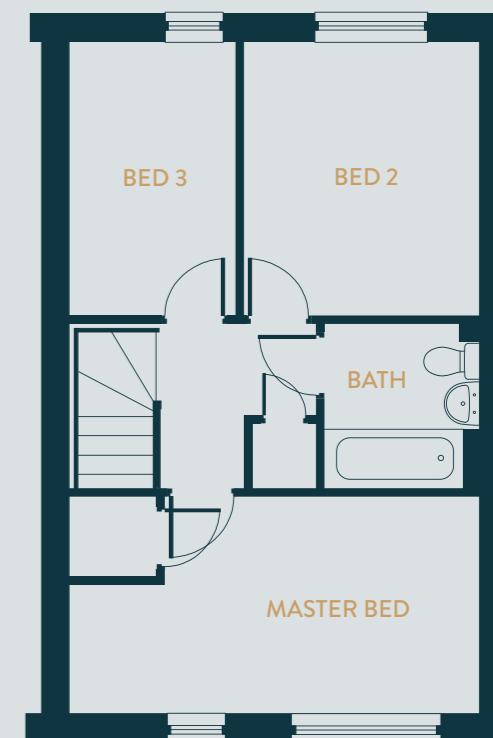
THE CARDINAL



GROUND FLOOR

DINING / KITCHEN
5.03m x 3.36m 16'6" x 11'0"

LOUNGE
2.90m x 4.79m 9'6" x 15'8"



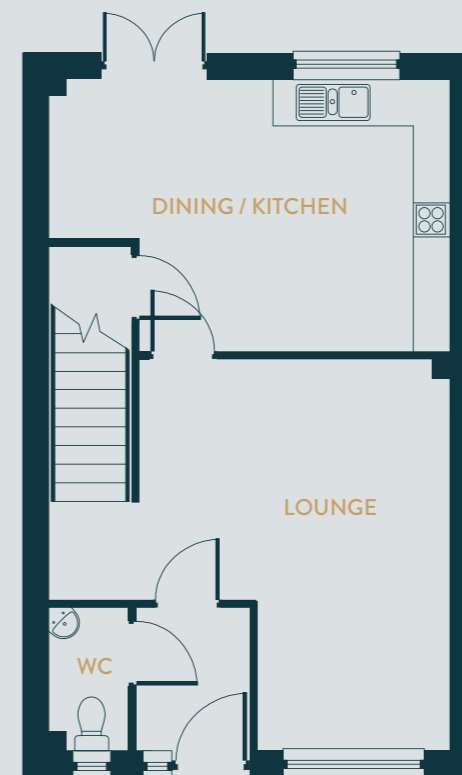
FIRST FLOOR

MASTER BED
5.03m x 2.64m 16'6" x 8'8"

BED 2
2.90m x 3.36m 9'6" x 11'0"

BED 3
2.05m x 3.36m 6'9" x 11'0"

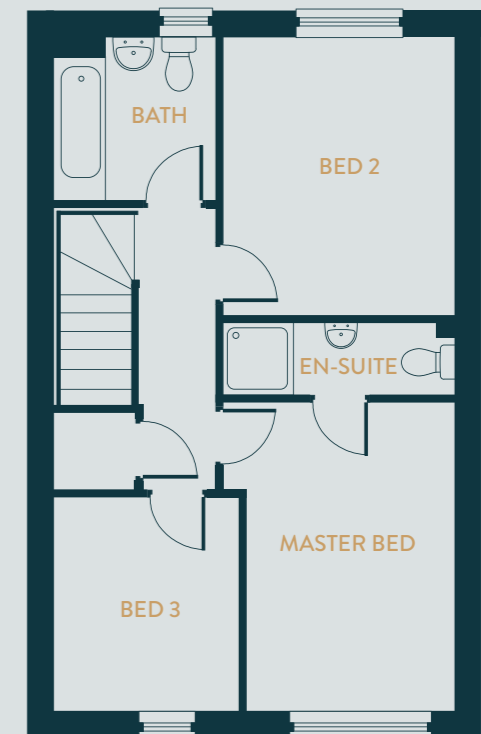
THE DEACON



GROUND FLOOR

DINING / KITCHEN
5.18m x 3.54m 17'0" x 11'7"

LOUNGE
5.18m x 5.05m 17'0" x 16'7"



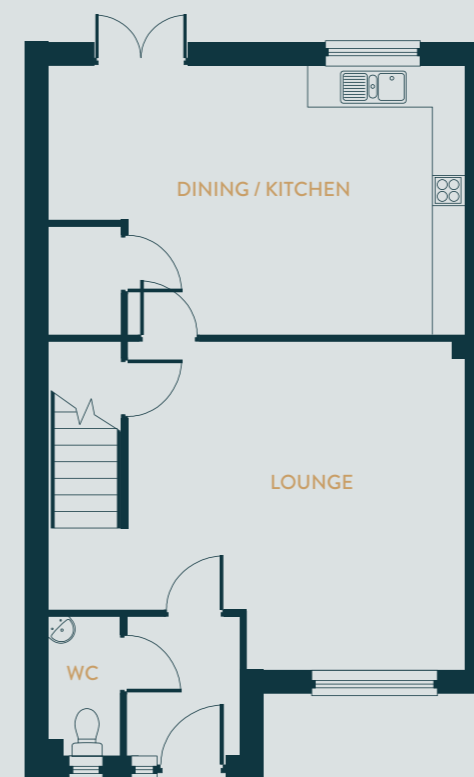
FIRST FLOOR

MASTER BED
3.01m x 4.00m 9'10" x 13'1"

BED 2
3.01m x 3.59m 9'10" x 11'9"

BED 3
2.40m x 2.78m 7'10" x 9'1"

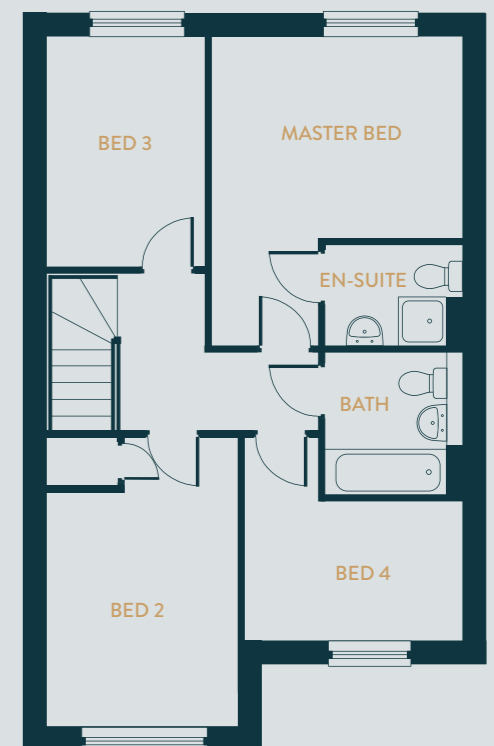
THE PRIOR



GROUND FLOOR

DINING / KITCHEN
6.05m x 4.00m 19'10" x 13'1"

LOUNGE
4.93m x 4.79m 16'2" x 15'8"



FIRST FLOOR

MASTER BED
3.66m x 4.50m 12'0" x 14'9"

BED 2
2.80m x 4.22m 9'2" x 13'10"

BED 3
2.34m x 3.36m 7'8" x 11'0"

BED 4
3.20m x 2.05m 10'6" x 6'9"

SPECIFICATIONS



KITCHEN

- Kitchens by Manhattan
- Pelmet lighting & kickboard lighting
- Spotlights
- Gas hob, Electric Oven & Extractor
- Integrated washer/dryer, dishwasher & fridge freezer
- Porcelanosa floor tiles
- French doors to rear
- Vaillant combi boiler
- TV point

BATHROOM

- Twyford's bath
- Gerberit WHB & WC
- Porcelanosa floor & wall tiling
- Mira over bath shower with glass screen
- Spotlights

EN- SUITE

- Gerberit WHB & WC
- Porcelanosa floor & wall tiling
- Mira over bath shower with glass screen
- Spotlights

GENERIC

- Chrome sockets & switches throughout
- Turf to rear garden
- Full height fencing to rear garden
- Driveway parking
- Security lights to front and rear
- EV charging points

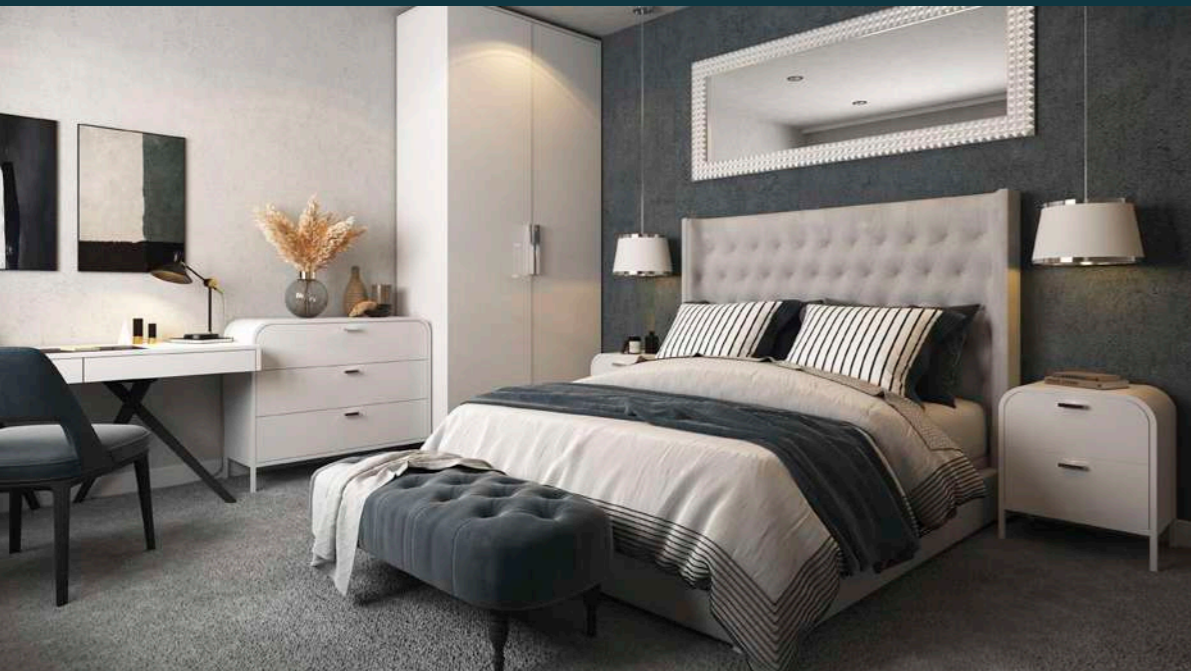






OTHER DEVELOPMENTS

> *Baron's Gate*



Torus Homes' main aim is to provide great homes and breathe life into places, whilst improving people's lives and strengthening communities. We re-invest our profits from private sales to create social impact and ensure the communities in which we work can thrive.

If you would like to be part of this, and are interesting in purchasing a high quality home from Torus Homes then please get in touch.

E: sales@torus.co.uk

T: 07568 108002

Incentives are available on certain plots such as deposit contribution, stamp duty contribution, cash back on completion, contribution to legal fees, flooring package.

SOUTHPORT

TRAVEL

BOLTON

FORMBY



MANCHESTER

ST HELENS

LIVERPOOL

WARRINGTON



BUS

The development is served by Millwood Road bus stop, running regular services 35 (St. Helens), 35A (Sutton Oak Merseyside) and the 792 school bus to Rainford High School

TRAIN

Ecclesia Park is a five minute drive through the countryside from the nearest train station, Eccleston Park, with two services an hour to Liverpool Lime Street and Wigan, with an average journey time of 20 -25mins.

An hourly service runs to Manchester (30mins) and Manchester airport (1 hour) from Rainhill Station in Prescott, a ten minute (3.5mile) drive away. From here direct trains run hourly to Leeds, York, Durham and Newcastle.

CAR

Liverpool City Centre A58 (30 mins 12.4miles)
 Warrington A58 (28 mins, 16.6 miles)
 Formby and its surrounding coastline M57 (26 mins 17.8 miles)
 Southport A670 (40 mins – 19.4 miles)
 Manchester City Centre M62 (47 mins 29.2 miles)

AIR

Manchester Airport 41mins (33.5 miles)
 Liverpool John Lennon Airport 20 mins (12.3miles)



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