



Anchor Fields

Ecclestone, PR7 5UW

PRICE £165,000



Spacious first floor duplex apartment with versatile accommodation in excess of 1,000 square feet, four bedrooms, dedicated parking space, lovely views over fields and trees, available with no upward chain. Step into the entrance hallway which gives access to both first floor bedrooms and the bathroom comprising tiled elevations, wash hand basin, wc and bath with screen and electric shower over. To the rear the living room has plenty of space for dining and comfortable furniture with Juliette balcony overlooking the countryside. The fitted kitchen leads off and comprises a range of wall and base units with integrated appliances including refrigerator, freezer, microwave, electric oven and grill, washing machine and combi boiler. A lovely spiral staircase leads to the second floor where there are two further bedrooms, the larger of which has been used as a sitting room as it has views over to Winter Hill, and also benefits from built in wardrobes and en suite comprising wash hand basin, wc and mixer shower in cubicle. This property is a perfect pied a terre and would make an excellent rental property where you could expect a return in excess of 5%. Council tax D, EPC C, Leasehold 980 years remaining, £105 pcm which includes general insurance, management charges, electricity, cleaning of common areas, maintenance of gardens and fire equipment.



- Duplex apartment
- Four bedrooms
- Over 1,000 square feet of versatile accommodation

- Media tour
- Lovely views
- No upward chain

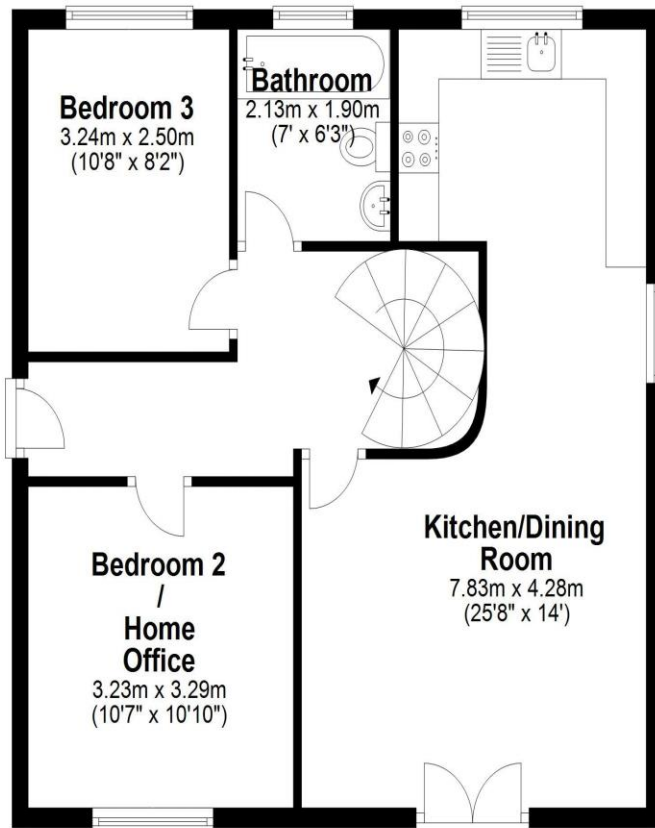
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HOME TRUTHS
SALES AND LETTING AGENT

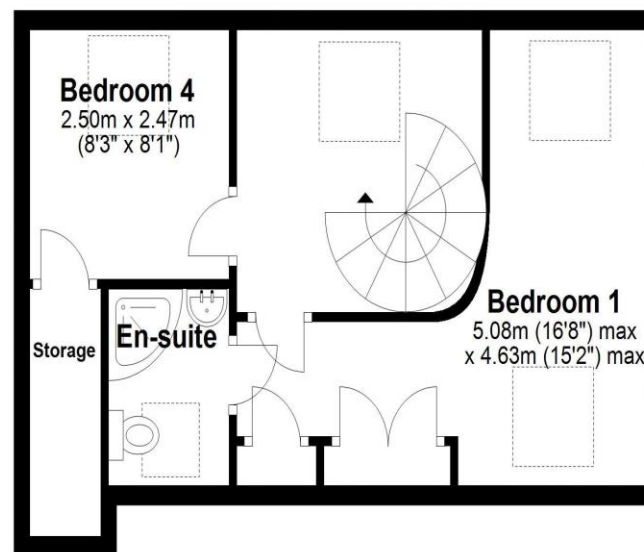
Ground Floor

Approx. 60.1 sq. metres (646.5 sq. feet)



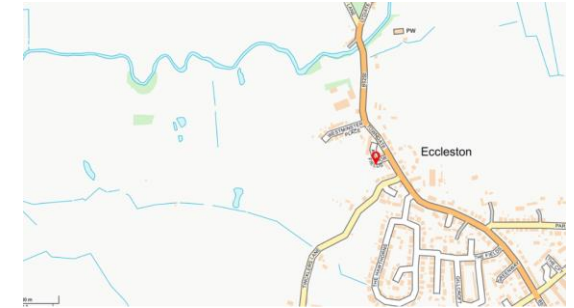
First Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



Total area: approx. 95.6 sq. metres (1029.0 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
Address: Anchor Fields		



Eccleston

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