



# New Street

Eccleston, PR7 5TW

PRICE OFFERS IN EXCESS OF £295,000



Absolutely delightful, extended four bedroom semi detached property with glorious family room and external home office. To the front the driveway can accommodate several vehicles and leads to the garage with power and light. Stroll up the path to the main entrance and step into the welcoming hallway. The sitting room to the front is lovely and cosy and the perfect place to snuggle up on cold nights. To the rear, the heart of the house is a wonderful, flowing space with plenty of room for dining and comfortable furniture. The kitchen comprises a range of wall and base units with central island and integrated appliances including five burner gas hob, eye level microwave and oven, warming drawer, full height refrigerator, freezer and dishwasher. Completing the ground floor the cloakroom has wash hand basin on vanity, floating wc and ladder heated towel rail. Outside, the Indian stone terrace leads to the lazy lawn and raised decking bordered by mature planting giving privacy to this delightful, low maintenance space. The rear of the garage has been made into a utility room with a range of wall and base units and space, power and plumbing for appliances. Finally, there is a lovely summerhouse which has power and would lend itself to a home office or gym where you can get in the zone away from the house itself. Back inside, carpeted stairs lead to the first floor landing off which are two double bedrooms and one comfortable single. The family bathroom comprises tiled flooring and elevations, floating wash hand basin, wc, ladder heated towel rail, bath with screen and shower attachment and linen cupboard. The second floor is given over to the private and spacious main suite with views out to the wildlife area and the Lancashire Pennines beyond. The dressing room has plenty of storage including the airing cupboard housing the Worcester combi boiler. As you would expect, there is an en suite with tiled elevations and flooring, ladder heated towel rail, wash hand basin on floating vanity, floating wc and rainfall mixer shower in cubicle. Within easy reach of village amenities, primary transport routes and countryside walks, and in the catchment area for first class schools this is a wonderful place to call home. Do get in touch to arrange a viewing and make it yours. Council tax D, EPC C, Leasehold £120 per annum.



- Beautiful family home
- Four bedrooms
- External home office

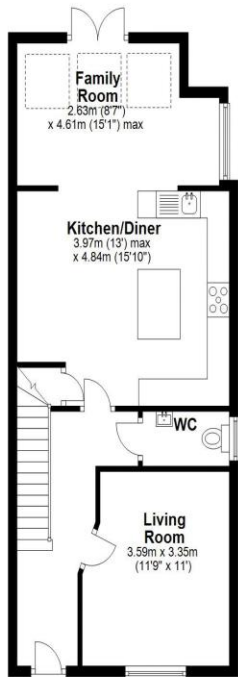
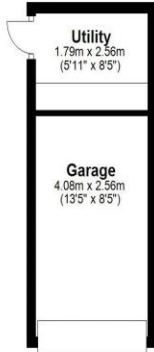
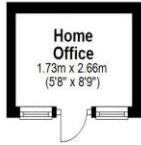
- c 1600 square feet of accommodation
- Video tour
- Glorious family room

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)

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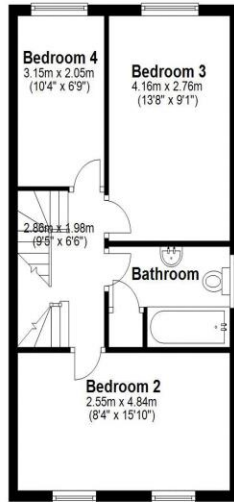
**Ground Floor**

Approx. 73.9 sq. metres (795.5 sq. feet)



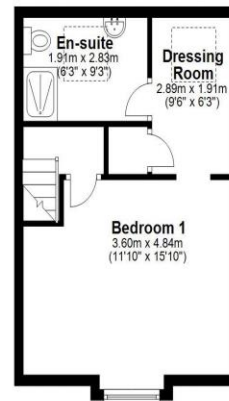
**First Floor**

Approx. 42.4 sq. metres (456.3 sq. feet)



**Second Floor**

Approx. 32.2 sq. metres (347.0 sq. feet)



Total area: approx. 148.5 sq. metres (1598.8 sq. feet)

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



**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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