



Towngate

Ecclestone, PR7 5QR

  
**HOME TRUTHS**  
SALES AND LETTING AGENT



PRICE OFFERS IN EXCESS OF £200,000



Spacious two bedroom semi detached property with private rear garden, plenty of off road parking and bathrooms on each floor. To the front the driveway can accommodate several vehicles with enough space for a caravan or motorhome and leads to the main entrance. Step into hallway and from there into the good sized lounge. To the rear the dining kitchen comprises a range of wall and base units with double electric oven and grill, ceramic hob, space, power and plumbing for appliances and also housing the Worcester combi boiler. Completing the ground floor are bedroom one and bathroom with wc, wash hand basin on vanity and rainfall mixer shower in cubicle. Outside the garden is terraced with the flagged lower terrace being very private, the middle terrace with lazy lawn, and the upper terrace is gravelled with planted raised beds and greenhouse. There is additional storage with power and light. To the first floor is bedroom one, a well proportioned double with plenty of natural light, and a second bathroom comprising wc, wash hand basin on vanity and rainfall mixer shower in cubicle. Close to village amenities, primary transport routes and countryside walks this property offers versatile accommodation and would also make an excellent investment property where you could expect a return of around 5%. Do get in touch to arrange a viewing and make it yours. Council tax C,





- Semi detached property
- Two bedrooms
- Two bathrooms

- Breakfast kitchen
- Plenty of parking
- Media tour

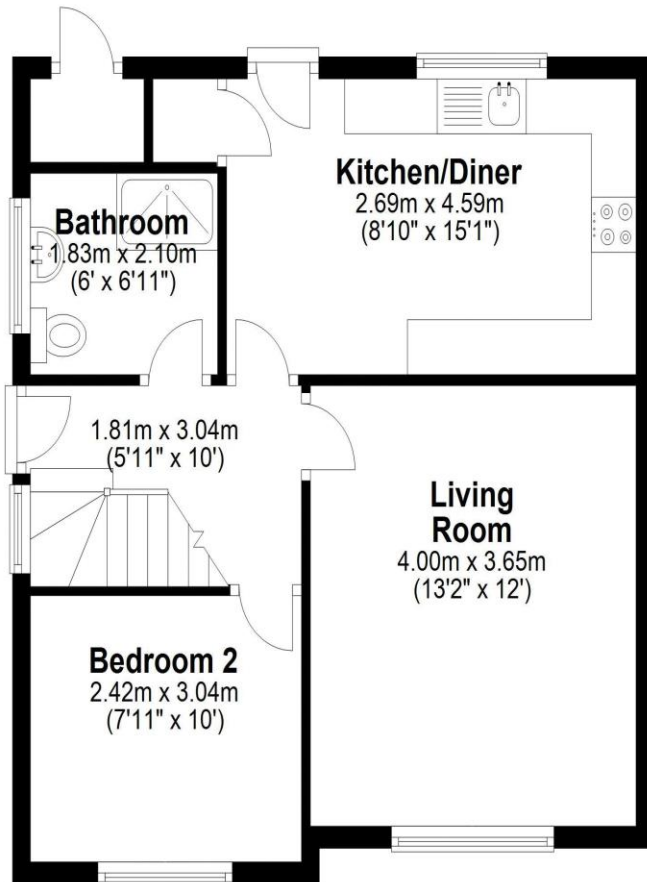
[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)

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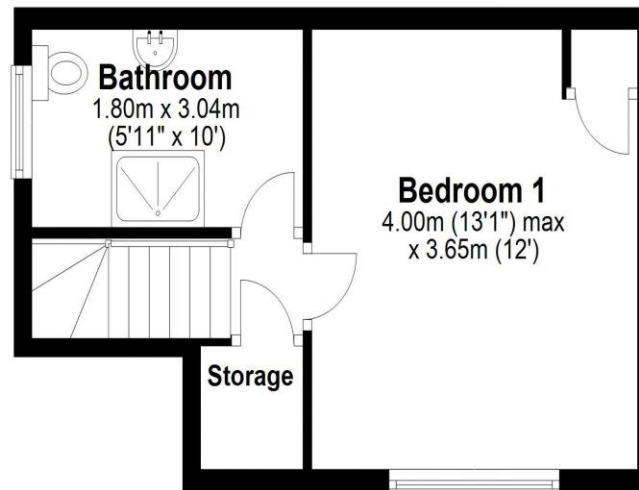
## Ground Floor

Approx. 47.1 sq. metres (507.2 sq. feet)



## First Floor

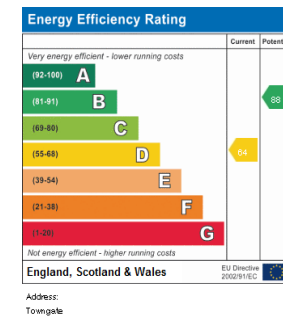
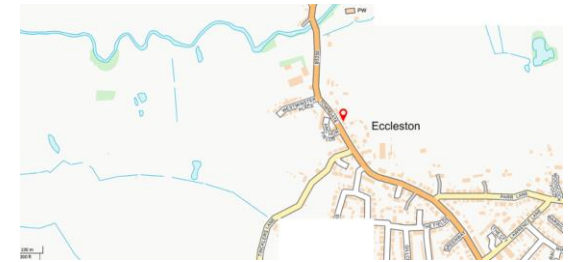
Approx. 24.8 sq. metres (267.3 sq. feet)



Total area: approx. 72.0 sq. metres (774.5 sq. feet)

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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