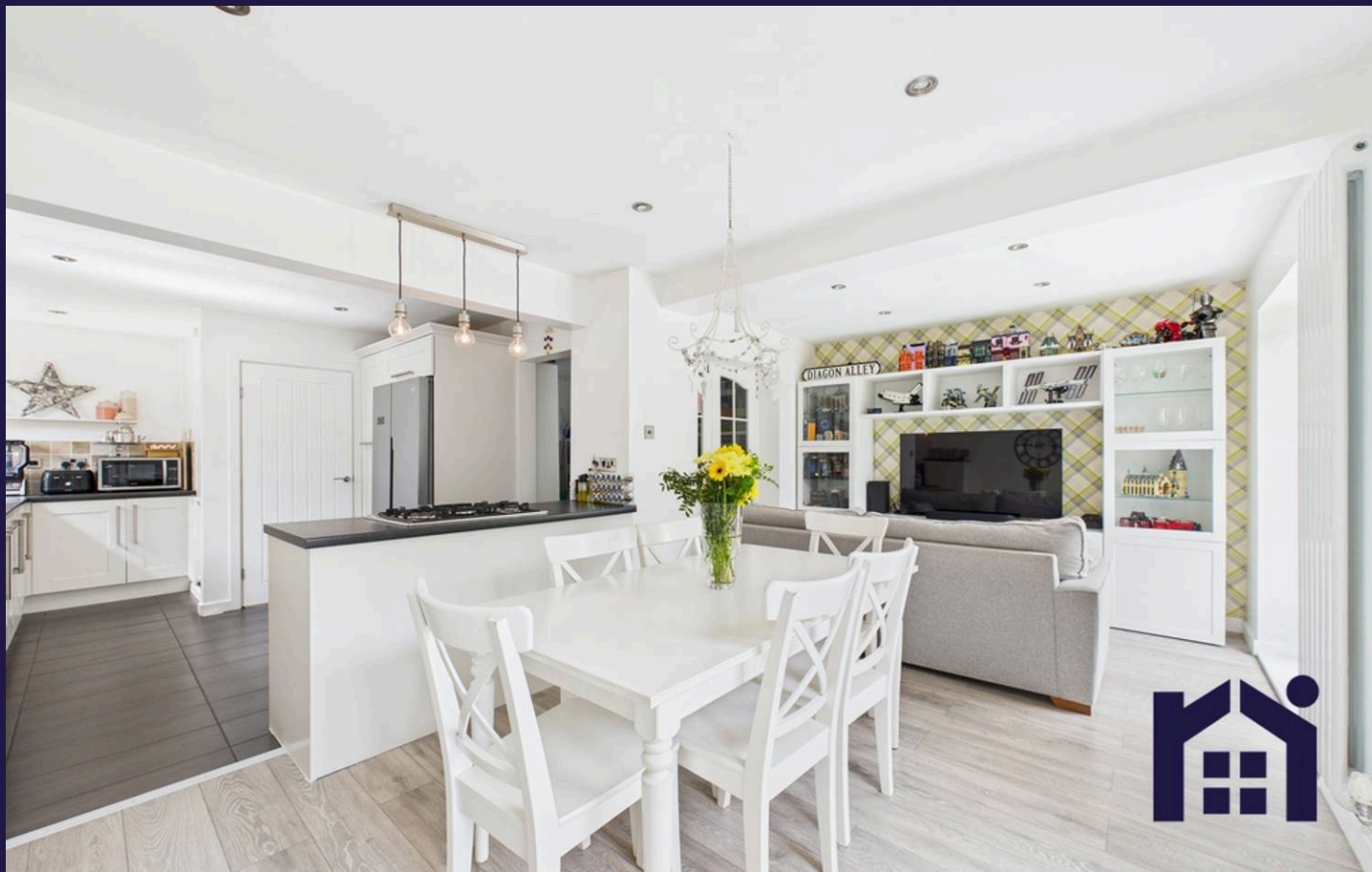


HOME  TRUTHS

Middlewood Close, Ecclestone

PR7 5QG





Located at the end of a quiet cul de sac this extended four bedroom detached property has over 1600 square feet of versatile accommodation within easy reach of schools, countryside walks and village amenities.

The tarmac driveway, which benefits from an electric car charging point, can accommodate three vehicles and leads to the garage and to the main entrance with courtesy porch. Step into the welcoming hallway with cloakroom off having wash hand basin on vanity, wc and ladder heated towel rail.

The bay fronted living room has gas fire in limestone hearth with double doors to reception two which would make an excellent snug, home office or, as it is now, a playroom. To the rear the heart of the home has plenty of space for dining and comfortable furniture with two sets of patio doors leading outside. The kitchen comprises a range of wall and base units with Siemens five burner gas hob, dishwasher and double electric ovens.

Step outside into the south east facing, private, low maintenance garden with lazy lawn, sun terrace and views over to a mature oak tree in the near distance. The extended garage has power and light and would make an excellent workshop.

Back inside, stairs lead up to the first floor landing with access to the partially boarded loft with light. Bedroom one is to the front and benefits from the bay and has a Jack & Jill en suite with bedroom three comprising wash hand basin on vanity, wc, rainfall mixer shower in cubicle and ladder heated towel rail. Bedroom two is to the rear with dressing area whilst bedroom four is a comfortable single to the front. Completing the accommodation, the family bathroom comprises bath, rainfall mixer shower in cubicle, wc, wash hand basin and ladder heated towel rail.



Located at the end of a quiet cul de sac this extended four bedroom detached property has over 1600 square feet of versatile accommodation in easy reach of schools, countryside walks and amenities. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Four bedroom detached property
- Over 1600 square feet
- Cul de sac location
- Virtual tour
- Ample parking & garage
- Close to schools & amenities



HOME  TRUTHS

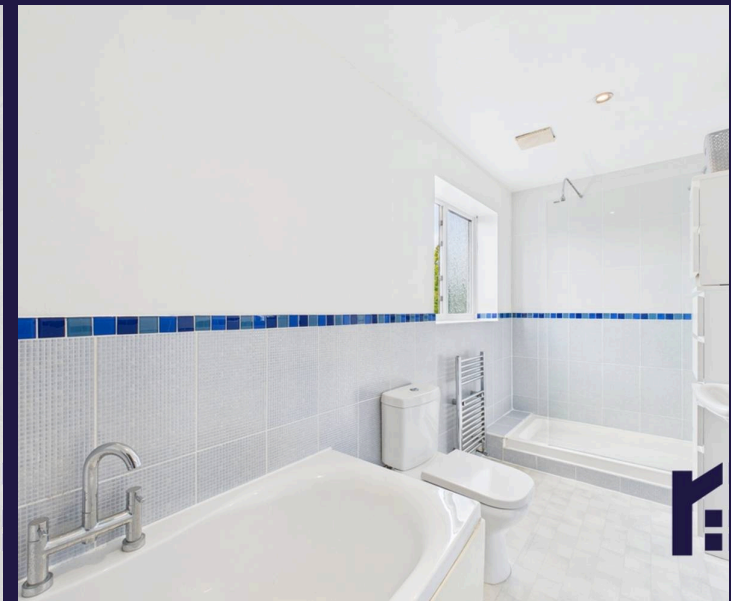
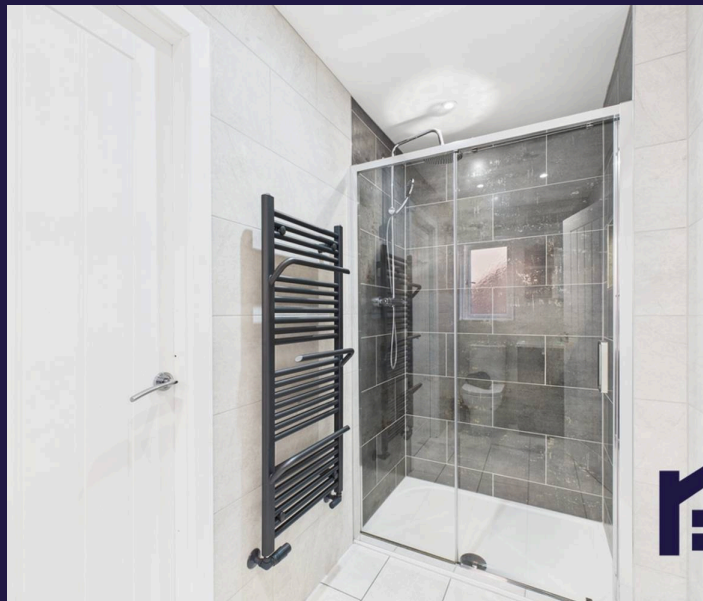
Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

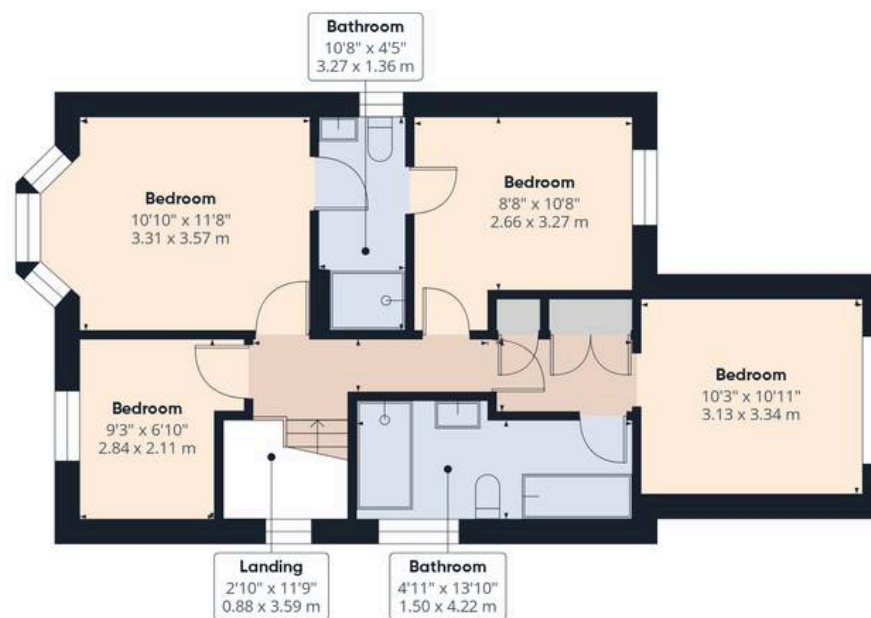
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Floor 1



Floor 2

Approximate total area⁽¹⁾

1620 ft²

150.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360