



Langton Brow, Ecclestone

PR7 5PB





Delightful end terrace property with very spacious reception rooms, two double bedrooms and modern kitchen and bathroom offering over 800 square feet of accommodation and available with no upward chain.

Step into the vestibule and from there into the hallway with wood laminate flooring and archway to reception one with feature fireplace, plenty of electric sockets and telephone point. Reception Two is even larger with understair storage, natural light from windows to two elevations and TV point. Leading off is the fitted kitchen with plenty of storage provided by a range of wall and base units integrated double electric oven and grill, electric hob with extractor over, resin sink, kickboard heater and space, power and plumbing for other appliances. Again, there is plenty of natural light from a window to the side and Velux style window.

The courtyard garden to the rear faces west for sun in the afternoon and evening and has additional storage for cycles etc. To the first floor both bedrooms have fitted furniture and the bathroom comprises wc, wash hand basin, bath with separate electric shower over and built in storage which also houses the boiler.

This property is a lovely place to call home on the edge of the village, with amenities and country walks on the doorstep. Do give us a call to arrange your viewing. Council Tax A. EPC D, Freehold.



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious end terrace property
- Two double bedrooms
- Two reception rooms
- Non designated parking to the side
- Virtual tour
- No upward chain



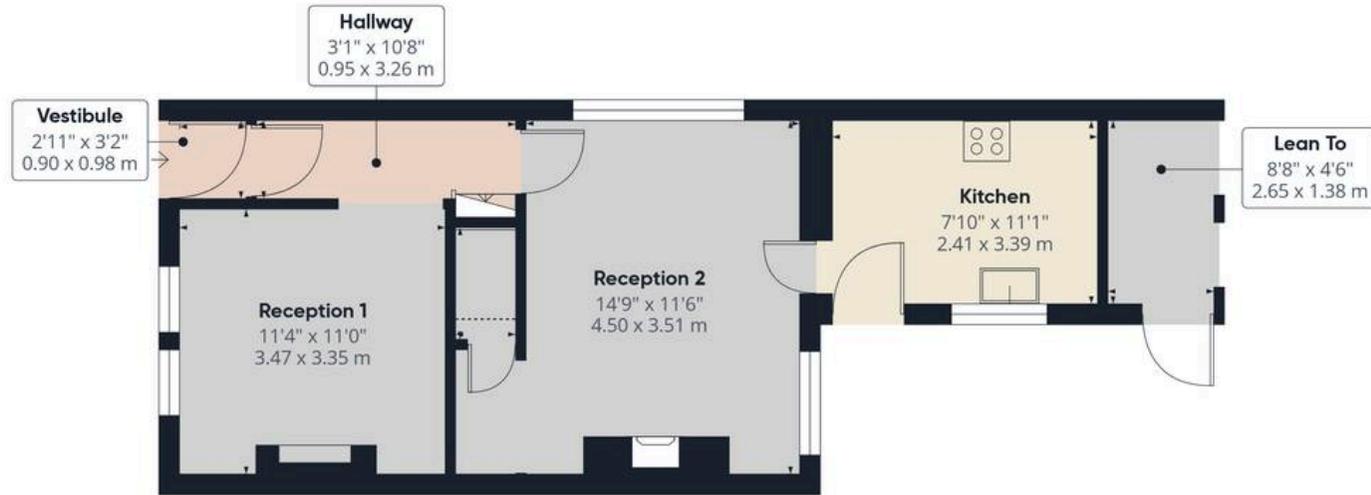
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Floor 1



Floor 2

Approximate total area⁽¹⁾

842 ft²

78.1 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

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