

HOME  TRUTHS

The Green, Ecclestone

PR7 5TF







Delightful three bedroom detached property on a corner plot in the heart of the village within easy reach of amenities, excellent schools and primary transport routes. Stroll through the front garden which is mainly laid to lawn with privacy provided by mature planting and head to the main entrance. Step into the welcoming hallway which leads you to the kitchen comprising a range of wall and base units and space, power and plumbing for appliances. The reception rooms complement each other with the dining room to the front, having sliding doors, to maximise space, opening to the living room with patio doors overlooking the garden.

Step outside into the west facing garden with tiled sun terrace, and L- shaped lazy lawn making this the perfect place in which to relax and entertain long into the evening. The garage benefits from power and light with two parking spaces to the front.



Back inside, stairs lead up to the spacious first floor landing with bedrooms one and two being an equivalent size and both having built in wardrobes. Bedroom three is a comfortable single with the bathroom comprising bath, mixer shower in cubicle, wc and wash hand basin in vanity, tiled elevations, ladder heated towel rail and Worcester boiler in airing cupboard.

With over 1200 square feet of accommodation, this lovely family home has plenty offer.



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious detached property
- Corner plot
- West facing rear gardens
- Detached garage and parking
- Close to amenities



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Eccleston Branch

265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

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





Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area<sup>(1)</sup>

1215.64 ft<sup>2</sup>

112.94 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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