

HOME  TRUTHS

Cortland Avenue, Ecclestone

PR7 5FP





The Pippins is a delightful detached property on a larger than average plot with very private rear garden, three bedrooms and 1050 square feet on offer.

Set back behind mature beech hedging a pathway leads through the garden to the main entrance. Step into the welcoming hallway with cloakroom off comprising wc and wash hand basin. To the right, the living room runs the full depth of the property with patio doors opening to the garden. To the left is the separate dining room with the dining kitchen to the rear comprising a range of wall and base units with gas hob, electric oven and grill, dishwasher, Ideal Logic central heating boiler and space, power and plumbing for additional appliances.

Step outside into the very private north west facing garden which catches the sun into the evening, with lawn, espalier apple tree, two seating areas and side garden which leads to the garage.



Back inside, stairs lead to the first floor landing with bedroom one being a large double benefiting from en suite comprising wash hand basin, wc and mixer shower in cubicle. Bedroom two is a second double with bedroom three a comfortable single to the rear. The family bathroom comprises bath with shower attachment, wc and wash hand basin.

The Pippins is a delightful detached property on a larger than average plot with very private rear garden, three bedrooms and 1050 square feet on offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Lovely detached property
- Three bedrooms
- Spacious private rear garden
- Garage and parking
- Close to village amenities
- Virtual tour



HOME  TRUTHS

Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

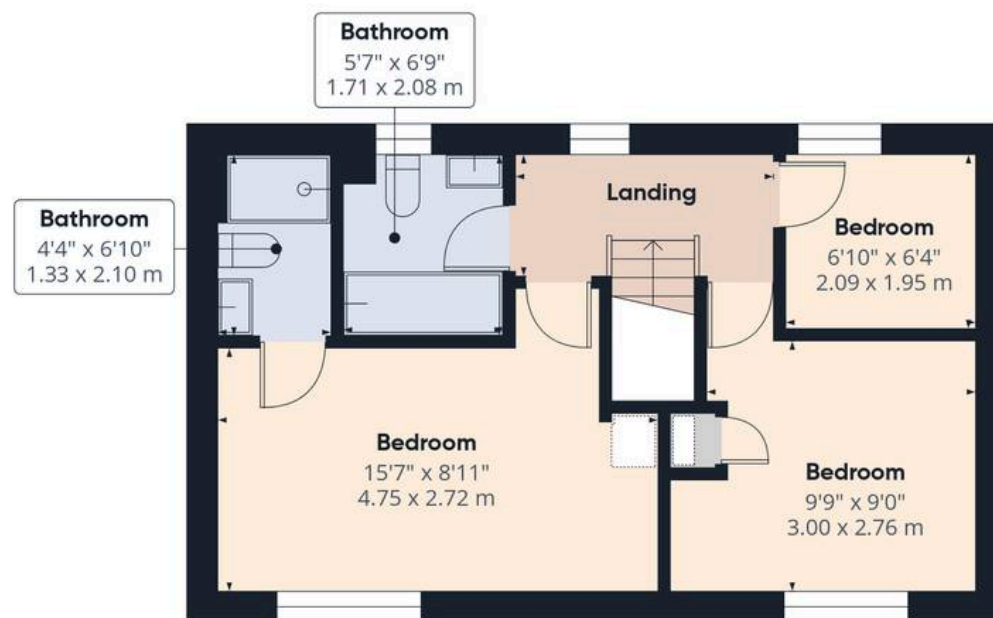
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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





Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

1050 ft²

97.5 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