

HOME  TRUTHS

Rookwood, Ecclestone

PR7 5RG





Wonderfully spacious three bed semi detached property in a sought after residential area within easy reach of schools and village amenities. With over 1,000 square feet of accommodation this family home is available with no upward chain.

The tarmac driveway can accommodate two vehicles and leads to the detached garage, with power and light, and to the main entrance. Step into the hallway with cloakroom off comprising wc and wash hand basin. The living room runs the full depth of the property and naturally divides into a dining area and lounge overlooking the garden.

The breakfast kitchen comprises a range of wall and base units with integrated appliances including gas hob, electric oven and grill and space,, power & plumbing for additional appliances. There is a separate utility room with Belfast sink.

Step outside into the garden with upper and lower sun terraces with views over to Harrock Hill, lawn and mature planting making this a lovely place in which to relax and entertain.

Back inside to the first floor, bedroom one is to the front with views out over treetops, bedroom two is also a double to the rear with bedroom three a very comfortable single with built in storage. The family bathroom comprises bath, fully tiled elevations and flooring, wc and wash hand basin in vanity, ladder heated towel rail and rainfall mixer shower in walk in cubicle.

Do give us a call to arrange a viewing and make this your perfect home. Council tax C, EPC C, Freehold.



Spacious three bed semi detached property in a sought after residential area in easy reach of schools and amenities. With over 1,000 square feet of accommodation and available with no upward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious semi detached property
- Parking and detached garage
- Over 1,000 square feet of accommodation
- Three good sized bedrooms
- Virtual tour
- No upward chain

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Eccleston Branch

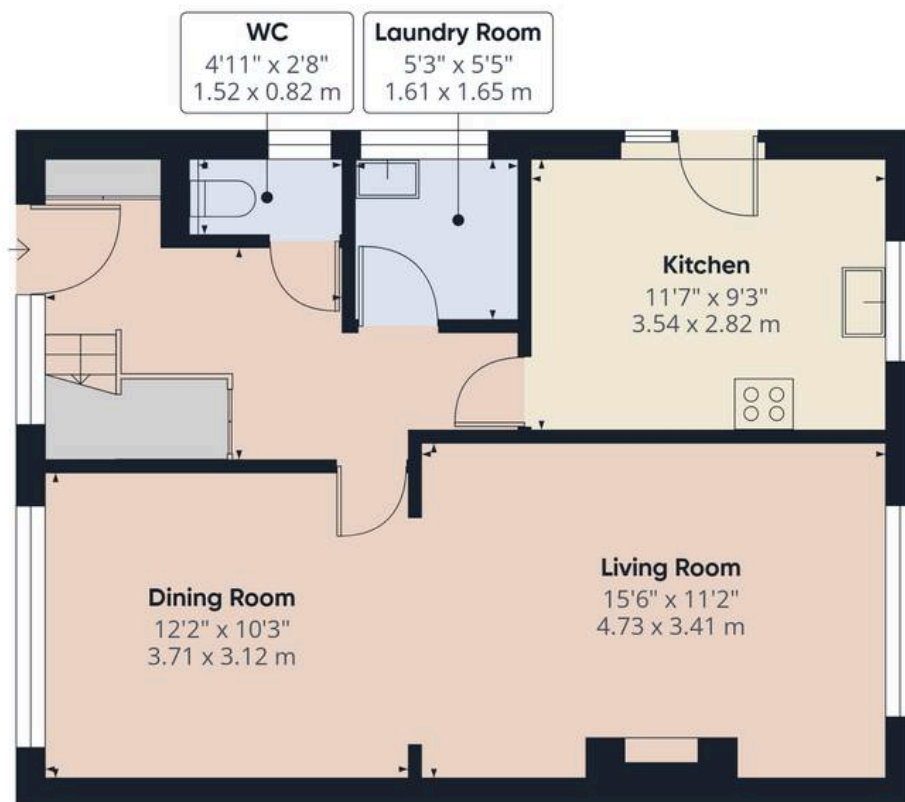
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

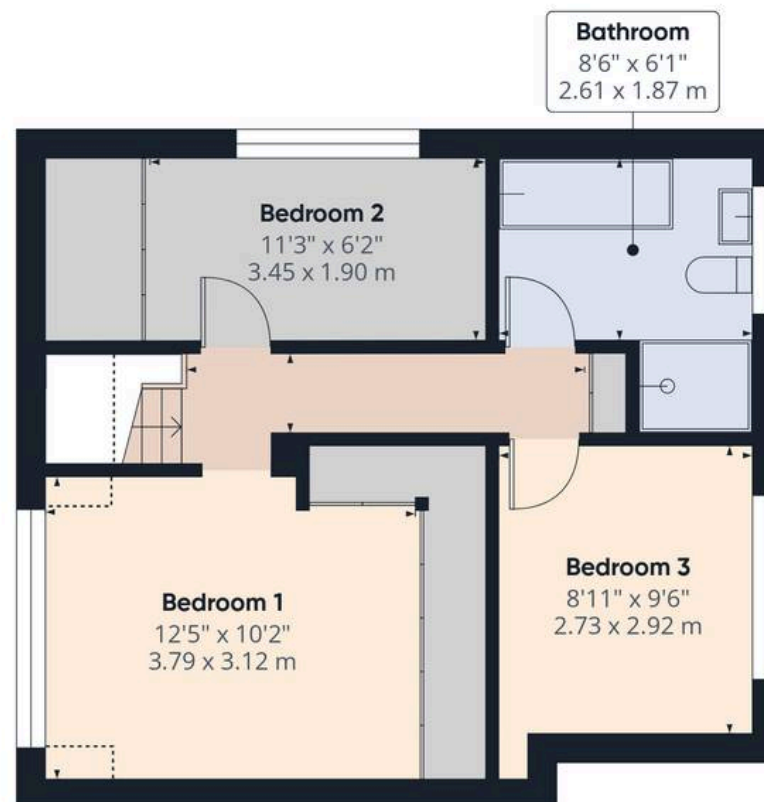
244 Spendmore Lane, Coppull, PR7 5DE
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Floor 1



Floor 2

Approximate total area⁽¹⁾

1006 ft²
93.5 m²

Reduced headroom

5 ft²
0.5 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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