

HOME  TRUTHS



Lawrence Close, Eccleston

PR7 5BF





Wonderful, highly energy efficient detached property with four double bedrooms on a quiet cul de sac in the heart of the village. Beautifully presented and offering almost 1400 square feet of accommodation this is a first class family home. The tarmacadam driveway can accommodate two vehicles and leads past the lawn with mature hedging to the garage and main entrance. Step into the hallway with cloakroom off comprising wc and wash hand basin. Opposite is the well proportioned living room, whilst to the rear is the heart of the home having plenty of space for both dining and comfortable furniture with the kitchen comprising a range of wall and base units and integrated gas hob, electric oven and grill, microwave, refrigerator & freezer and dishwasher. Completing the ground floor is the separate utility room with space, power & plumbing for additional appliances. Step outside into the southwest facing garden which is laid to lawn bordered by mature planting and benefiting from a sun terrace and pergola, the perfect place for a hot tub. Back inside, stairs lead to the first floor landing with airing cupboard and access to the boarded loft with light. Bedroom one has fitted wardrobes and en suite comprising mixer shower in cubicle, floating wash hand basin, wc and ladder heated towel rail. There are three further double bedrooms, the smallest of which is currently enjoying life as a home office. The family bathroom comprises bath with screen and mixer shower over, wc, floating wash hand basin and ladder heated towel rail. With solar and revenue generating photovoltaic panels and battery, this home is incredibly good value to run even with two electric vehicles and a hot tub.

Wonderful, highly energy efficient detached property with four double bedrooms on a quiet cul de sac. Beautifully presented with c 1400 square feet of accommodation this is a first class family home

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: A

- Spacious detached property
- Cul de sac location
- Highly energy efficient
- Four double bedrooms
- Virtual tour
- Southwest facing garden

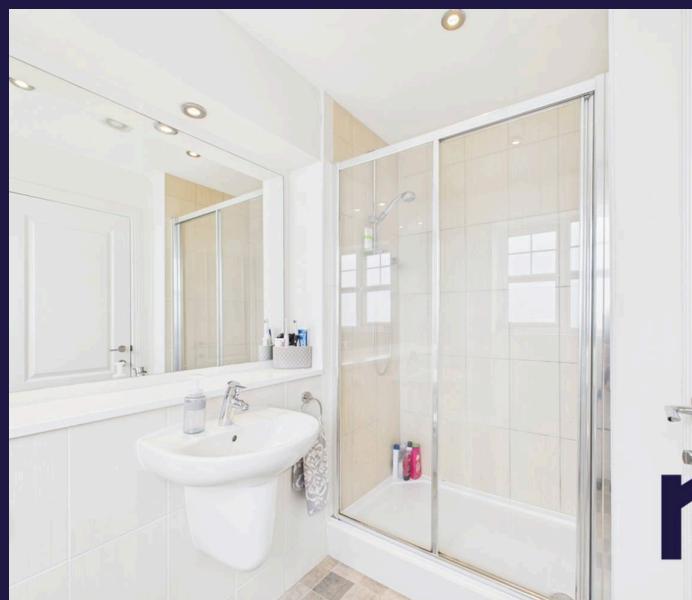


HOME  TRUTHS

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

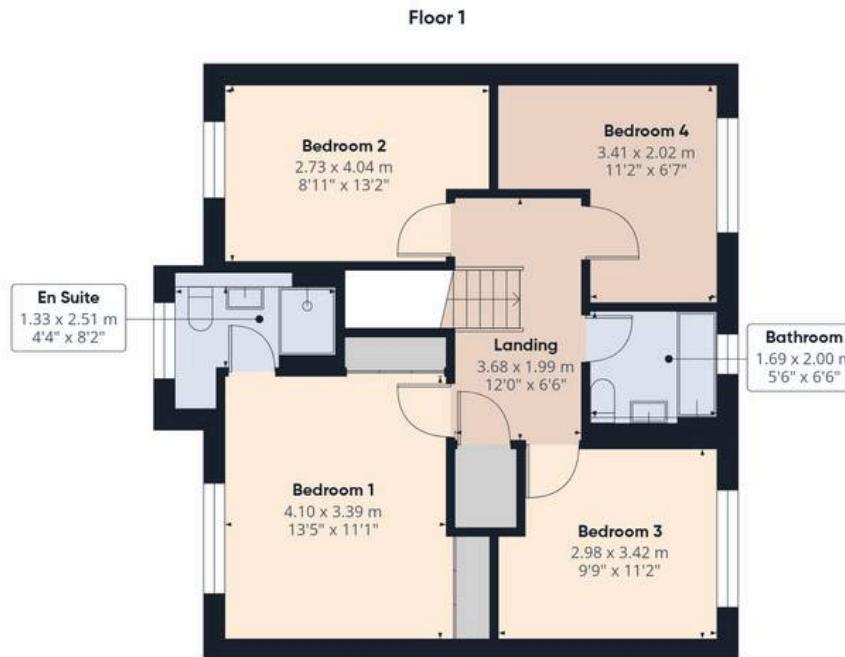




Approximate total area⁽¹⁾

128.7 m²

1388 ft²



(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.