

HOME  TRUTHS

The Green, Ecclestone

PR7 5TE





The Green is a three bedroom semi detached property in a central village location with c 900 square feet of accommodation and brimming with potential. Available with no upward chain. Set back behind mature hedging the driveway leads past the lawn to the garage and main entrance. Stepping into the vestibule and, from there, to the hallway, with the living room running the full depth of the property and having plenty of space for both comfortable and dining furniture. The kitchen comprises a range of wall and base units with Ideal combi boiler and space, power and plumbing for appliances and external access. To the rear is a good sized private rear garden which is laid to lawn bordered by mature planting. Back inside, stairs lead to the first floor landing with airing cupboard. Bedrooms one and two are doubles to the front and rear respectively and benefit from built in storage, with bedroom three a comfortable single. Completing the accommodation, the modern bathroom comprises a rainfall mixer shower in walk in cubicle, wc & wash hand basin on vanity and ladder heated towel rail.



Three bedroom semi detached property in a central village location with c 900 square feet of accommodation and brimming with potential.

Available with no upward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Spacious semi detached property
- Three bedrooms
- Garage and parking
- Virtual tour
- Central village location
- No upward chain



HOME  TRUTHS

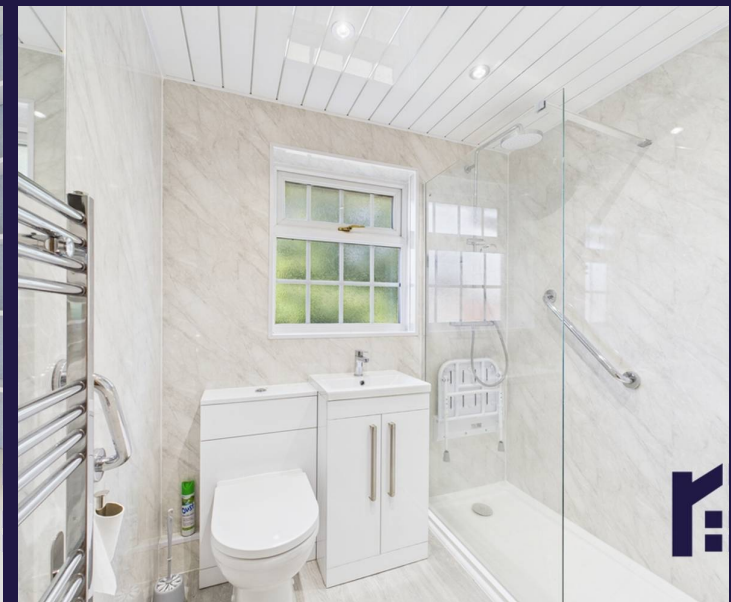
Eccleston Branch

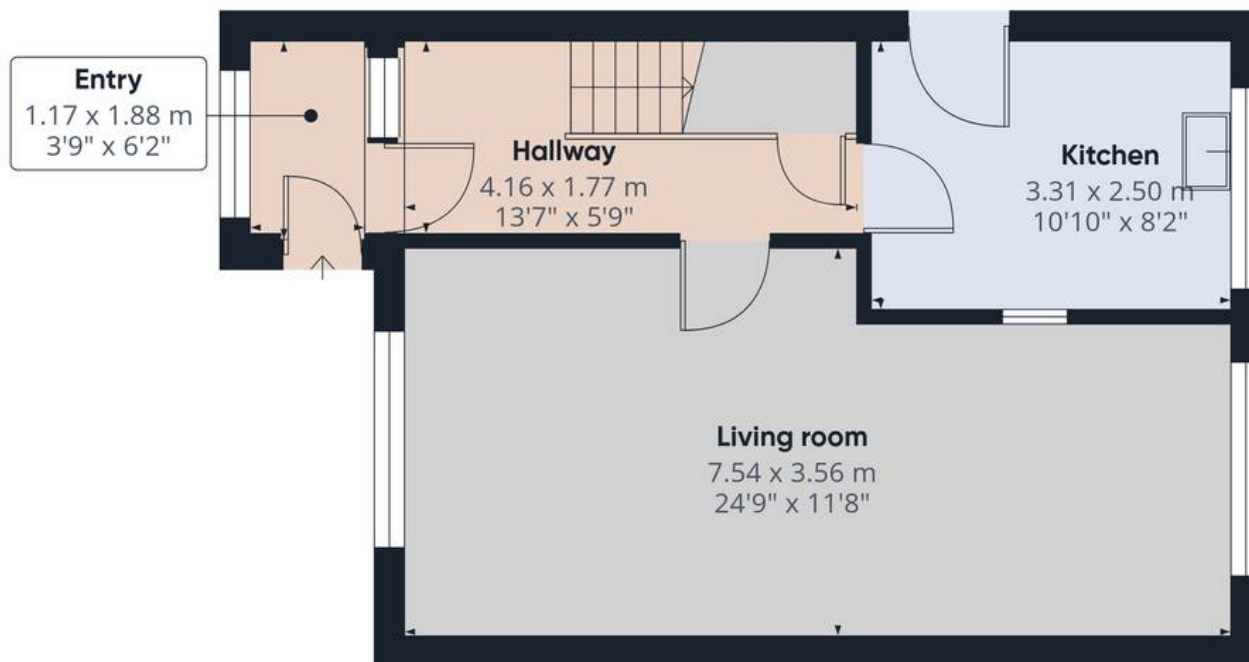
265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch

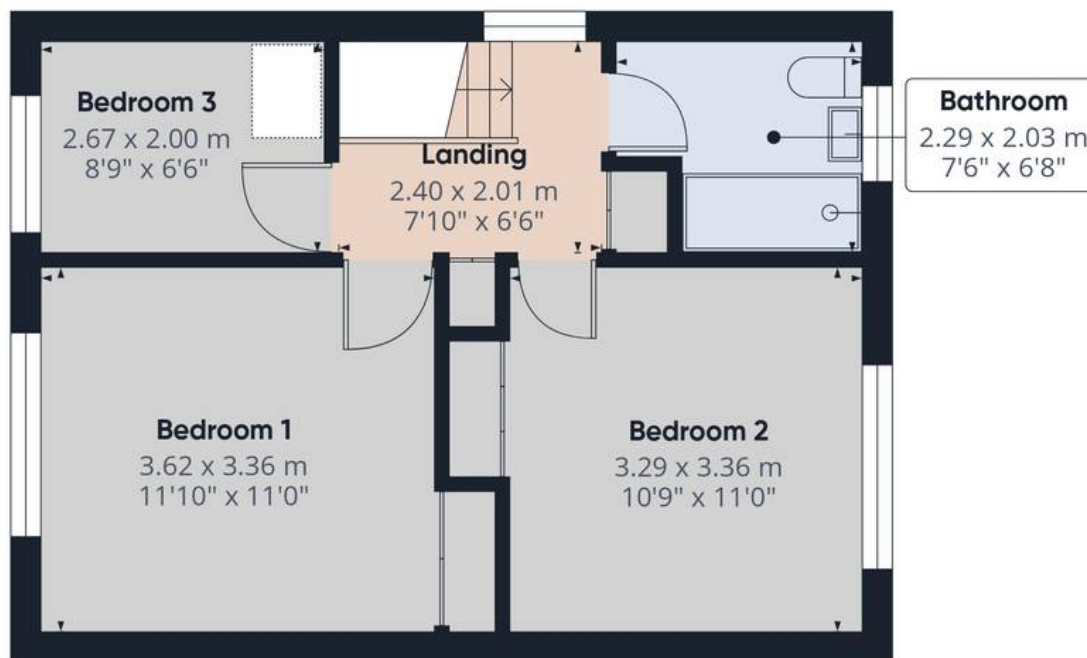
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

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





Floor 1



Floor 2

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

81.3 m<sup>2</sup>

877 ft<sup>2</sup>

(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