

HOME  TRUTHS



Shelley Drive, Ecclestone

PR7 5PE





Shelley Drive is a delightful and spacious detached property with landscaped gardens. It is beautifully presented throughout and offering over 1400 square feet of versatile accommodation which can offer up to five bedrooms depending on how the new owner chooses to utilise the room, two full bathrooms, one upstairs and one on the ground floor level, and up to three reception rooms. All set within easy reach of village amenities, schools and countryside walks. This is a great family home and also offers "all on one level" living/sleeping arrangements for those who find the stairs a challenge. The tarmac driveway leads past the front garden with lawn and mature planting to the main entrance and can accommodate several vehicles. Step into the welcoming hallway and from there to the spacious and bright living room. To the rear, the heart of the house has plenty of space for dining and the kitchen comprises a range of wall and base units and integrated appliances including electric hob, oven & grill, dishwasher, washing machine, refrigerator, freezer and Worcester combi boiler. Completing the ground floor are two further good sized reception rooms currently in use as bedrooms, and a family bathroom comprising fully tiled elevations and flooring, bath with screen and rainfall mixer shower over, wc and wash hand basin. Externally the rear garden benefits from sun terrace, lawn bordered by mature planting and the detached garage has power and light. Back inside stairs lead to the very spacious first floor landing with views over fields and trees towards Heskin. There are three further bedrooms and a glorious newly fitted bathroom comprising of walk in shower wc and wash hand basin all in a modern style.



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious detached property offering flexible living and sleeping spaces
- Over 1400 square feet of accommodation
- Potential of five bedrooms and two family bathrooms
- Potential of three reception rooms
- Offers ground floor living and sleeping arrangements
- Virtual tour



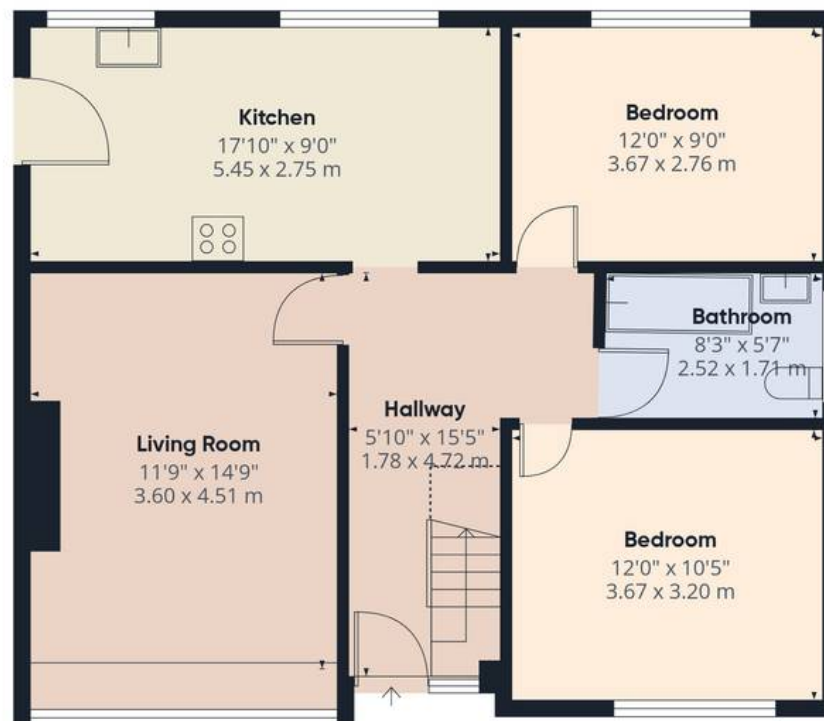
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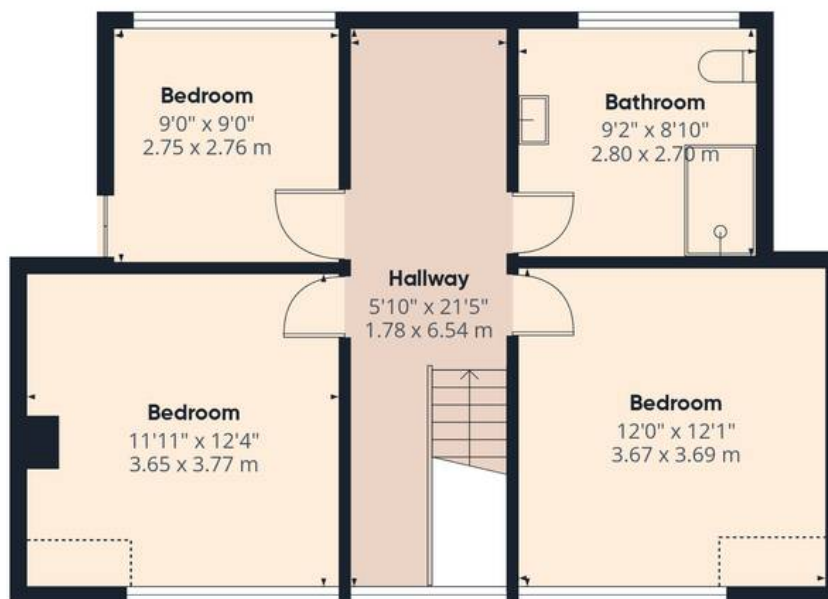
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

1440 ft²

133.8 m²

Reduced headroom

26 ft²

2.4 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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