

HOME  TRUTHS

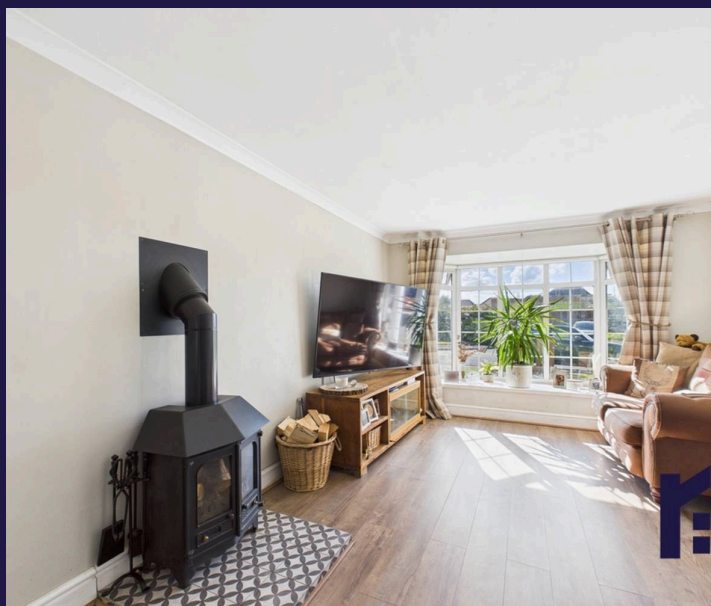
Banner Close, Ecclestone

PR7 5QJ





Spacious detached property with four good sized bedrooms on a quiet cul de sac in the heart of the village offering over 1400 square feet of accommodation within easy reach of school and amenities. To the front, the tarmac driveway leads past the lawn to the extended garage and main entrance. Step into the welcoming hallway with cloakroom off comprising wc and wash hand basin. The living room benefits from plenty of natural light from the bay window and has wood burning stove to keep you nice and cosy. To the rear, the heart of the home offers plenty of space for dining and comfortable furniture with the kitchen comprising a range of wall and base units topped by granite work surfaces with Rangemaster range cooker and space & power for additional appliances. Leading off is the conservatory overlooking the garden. Step outside into the wildlife friendly garden with small pond and one of the original apple trees from when Eccleston was famous for its orchards. With lawn and private seating area you can relax and entertain, and the rear of the garage has been converted into a utility room with space, power & plumbing for appliances, and is also in use as a studio if you wanted to run a small business from home. Back inside, stairs lead up to the first floor landing with all four bedrooms being able to accommodate a double, and the very spacious family bathroom comprising rainfall mixer shower in walk in cubicle, bath, wc and wash hand basin in vanity and ladder heated towel rail. Double glazed with gas central heating, in the catchment area for excellent schools and on a quiet cul de sac this is a lovely place to call home.



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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Spacious detached property
- Four good sized bedrooms
- Over 1400 square feet
- Wood burning stove
- Cul de sac location
- Virtual tour



HOME  TRUTHS

Ecclestone Branch

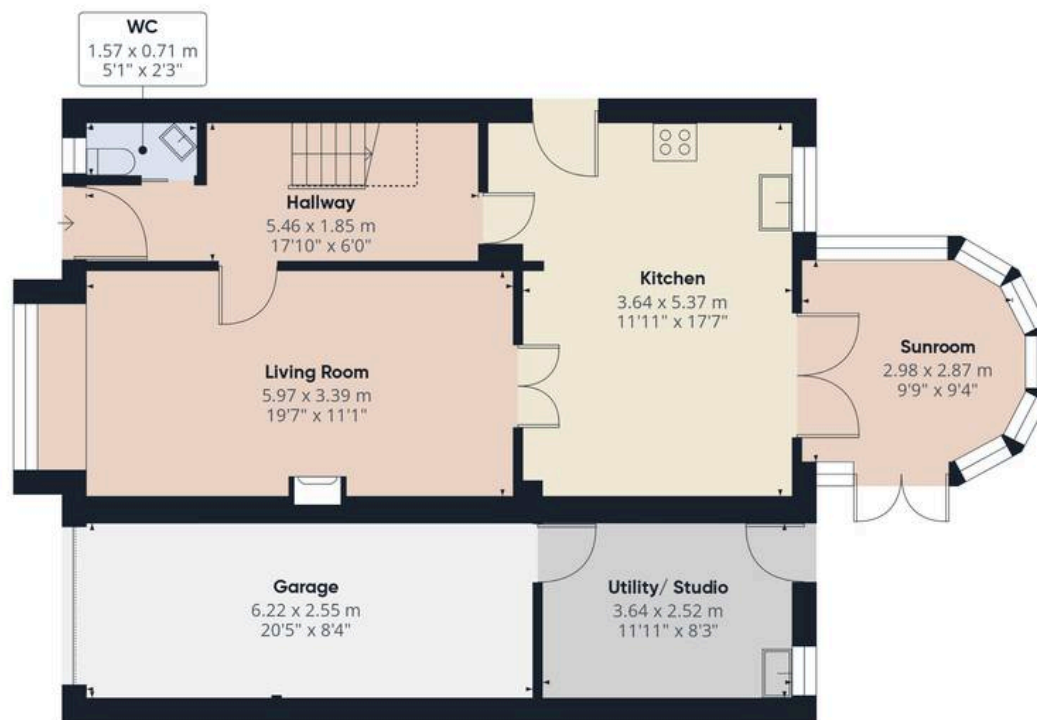
265 The Green, Ecclestone, PR7 5TF
01257 451673

Coppull Branch

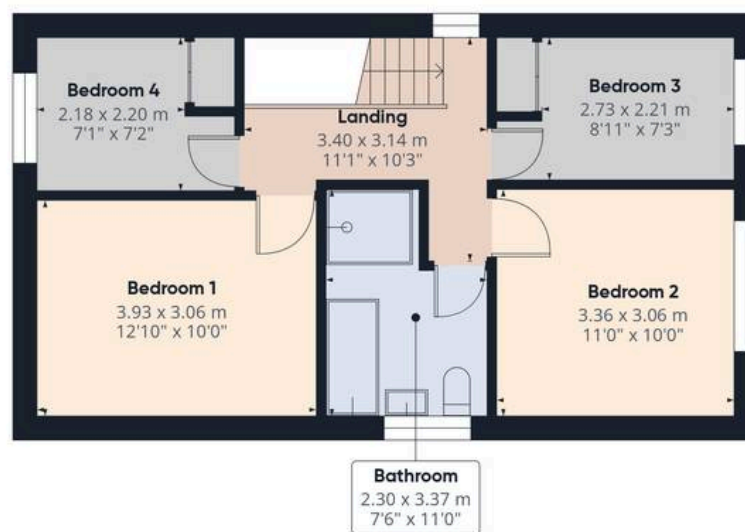
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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Floor 1



Floor 2

Approximate total area⁽¹⁾

133.8 m²

1439 ft²

Reduced headroom

1.4 m²

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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