

HOME  TRUTHS

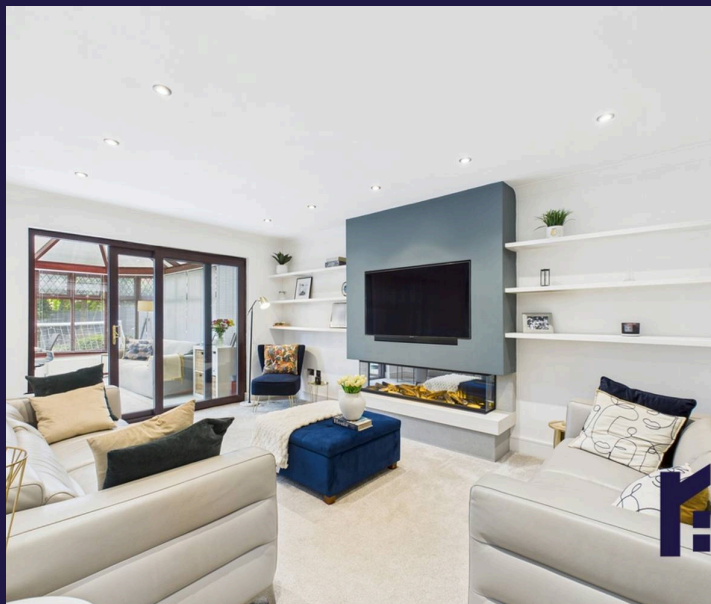
Parr Cottage Close, Ecclestone

PR7 5RZ





Delightful four bedroom detached property, one of only four properties tucked away on this quiet and exclusive cul de sac off the prestigious Parr Lane. Offering over 1800 square feet of stylish accommodation. The block paved driveway can accommodate two vehicles and leads past the lawn bordered by mature planting to the garage and main entrance. Step into the vestibule with cloakroom off comprising wc with high cistern and wash hand basin. From there the large hallway welcomes you into the property with courtesy door to the garage, which houses the Worcester combi boiler, and snug with wooden flooring to the front. To the rear the gorgeous living room has remote control feature electric fire for additional ambience, and leading off is the conservatory which also acts as a home office. Completing the ground floor is the elegant heart of the home with plenty of space for both dining and comfortable furniture with the kitchen comprising a range of wall and base units, central island and breakfast bar with integrated appliances including five plate induction hob, electric oven and grill, multi oven all by Neff, wine cooler, dishwasher, refrigerator and freezer. Step outside into the south facing rear garden with sun terrace making this a lovely place in which to relax and entertain. Back inside, stairs lead to the first floor landing with access to the loft. The very spacious master bedroom has built in wardrobes and en suite comprising mixer shower in cubicle, wc, wash hand basin on vanity and ladder heated towel rail. Bedroom two also has en suite making it an excellent guest bedroom, bedroom three is also a double with bedroom four a very comfortable single both with built in storage. Completing the accommodation, the family bathroom has bath, wash hand basin, wc and airing cupboard.



Delightful four bedroom detached property, one of only four properties tucked away on this quiet and exclusive cul de sac and offering over 1800 square feet of stylish accommodation.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Delightful detached property
- Over 1800 square feet of accommodation
- Gorgesous family room
- Virtual tour
- Living room & snug
- Cul de sac locaiton



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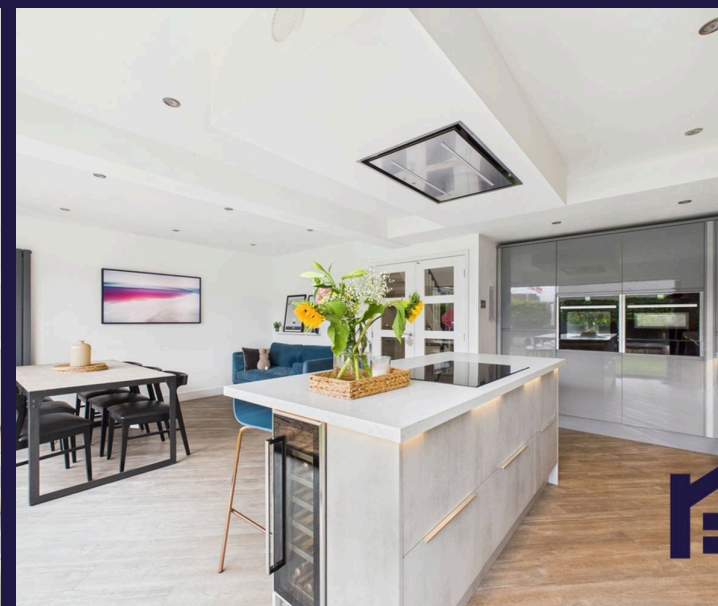
Eccleston Branch

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



3 Parr Cottage Close

Eccleston, Chorley

Delightful four bedroom detached property, one of only four properties tucked away on this quiet and exclusive cul de sac and offering over 1800 square feet of stylish accommodation.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Delightful detached property
- Over 1800 square feet of accommodation
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Floor 1



Floor 2

Approximate total area⁽¹⁾

171.9 m²

1850 ft²

Reduced headroom

4.3 m²

46 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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