

HOME  TRUTHS

Cortland Avenue, Ecclestone

PR7 5FP







Very spacious family home with over 1700 square feet of energy efficient accommodation with five bedrooms set over three floors and available with no upward chain. To the front, the tarmac driveway can accommodate up to three vehicles and leads past the lawn with mature planting to the double garage and main entrance with courtesy porch. Step into the entrance hallway and from there to the bay fronted living room. Reception two makes the perfect dining room and leads to the conservatory overlooking the garden. The breakfast kitchen comprises a range of wall and base units with granite work surfaces and etched drainer, induction hob, double electric oven and grill, dishwasher, refrigerator and freezer. A separate utility room is home to the Ideal Logic central heating boiler, washing machine and space & power for additional appliances. Leading off is the cloakroom comprising wc and wash hand basin. Step outside into the private garden with lawn bordered by mature planting – a lovely space in which to sit and relax. Back inside, stairs lead to the first floor landing with three double bedrooms, each with built in wardrobes, and bedroom five is fitted out for a perfect home office. The bathroom comprises bath with mixer shower over, wc, ladder heated towel rail and wash hand basin on floating vanity. Stairs lead up to the second floor and gorgeous master suite with built in storage, dressing room with fitted wardrobes and en suite comprising mixer shower in cubicle, wc, and wash hand basin on floating vanity.





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Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Spacious detached property
- Five bedrooms
- Over 1700 square feet
- Virtual tour
- Ample parking & garage
- No upward chain



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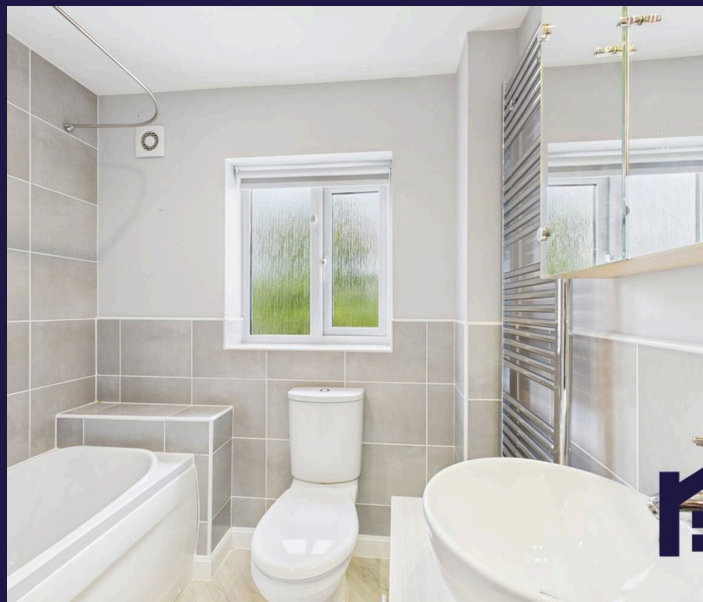
Eccleston Branch

265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch

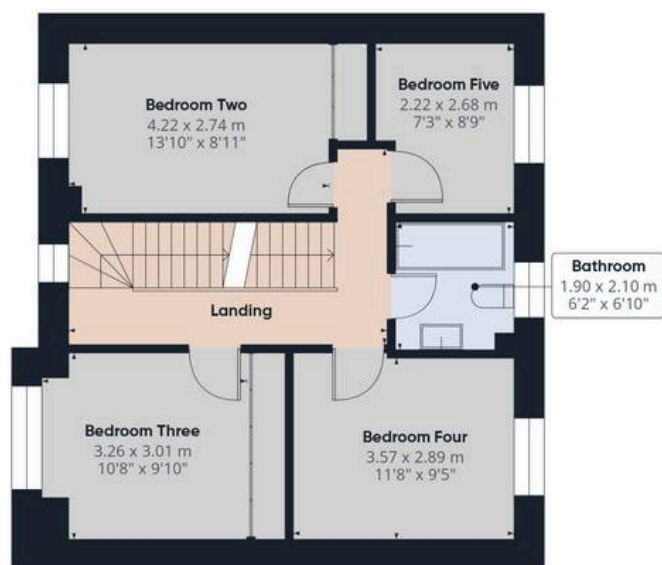
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

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





Floor 1



Floor 2



Floor 3

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

161.2 m<sup>2</sup>

1735 ft<sup>2</sup>

**Reduced headroom**

2 m<sup>2</sup>

21 ft<sup>2</sup>

(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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