

HOME  TRUTHS



Beechfields, Ecclestone

PR7 5RE





Very spacious detached family home with over 1600 square feet of versatile accommodation. Situated on a substantial plot with up to five double bedrooms and available with no upward chain. The block paviour driveway can accommodate two vehicles and leads past the garden which is laid to crushed slate, to the garage, EV charging point and main entrance with courtesy porch. Step into the vestibule, with cloakroom off which comprises a wc and wash hand basin, and then into the welcoming hallway. The living room is to the front with wall mounted remote controlled electric fire, whilst to the rear, the L shaped second reception room has plenty of space for both dining and comfortable furniture with patio doors overlooking the garden. The breakfast kitchen comprises a range of wall and base units with breakfast bar, ceramic sink and space, power & plumbing for appliances. Completing the ground floor is reception three/bedroom five, and the bathroom comprising bath with screen and rainfall mixer shower over, wc, floating wash hand basin and ladder heated towel rail. Perfect for ground floor living for a family member. Step outside onto the large Indian stone terrace in the very private rear garden with good size lawn making this a great space for a family to enjoy. Back inside, stairs lead to the first floor landing with ladder access to the loft with light. Bedroom one is a large double with en suite comprising wash hand basin on floating vanity, ladder heated towel rail and rainfall mixer shower in cubicle. There are three further double bedrooms with bedroom three currently operating as a home office, and an additional bathroom comprising wc and wash hand basin.

Very spacious detached property with over 1600 square feet of versatile accommodation on a substantial plot with up to five double bedrooms and available with no upward chain. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious detached property
- Over 1600 square feet of versatile accommodation
- Private rear garden
- Ample parking
- No upward chain
- Virtual tour



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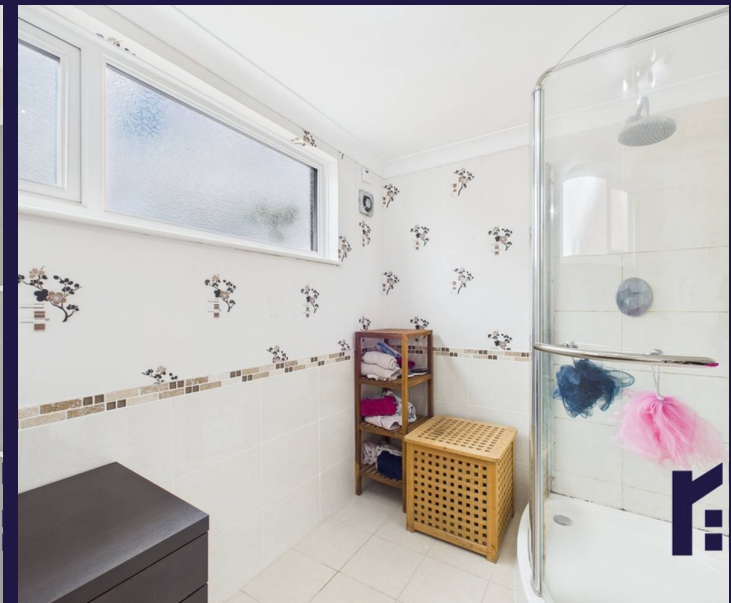
Eccleston Branch

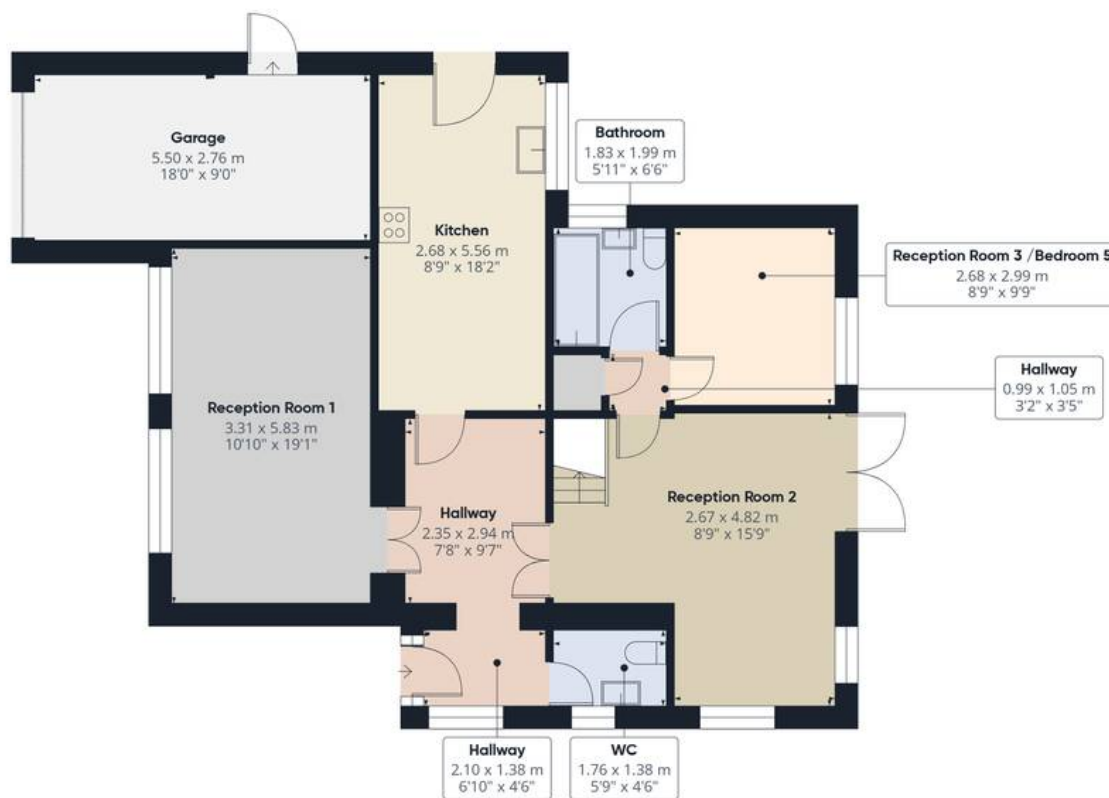
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Floor 1



Floor 2

Approximate total area⁽¹⁾

153 m²

1648 ft²

Reduced headroom

1.1 m²

11 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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