

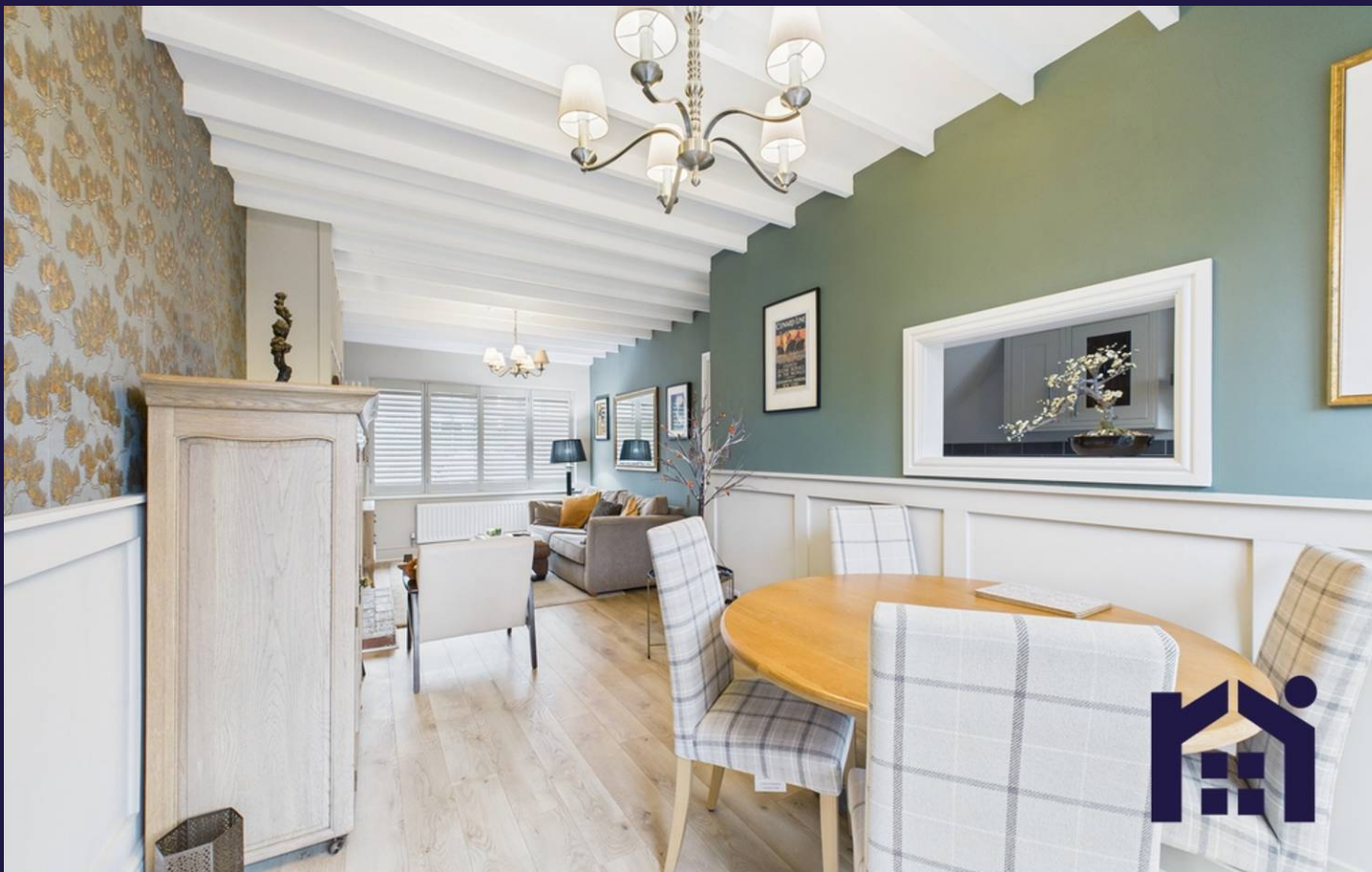
HOME  TRUTHS



Bannister Lane, Ecclestone

PR7 5PG





An absolute stunner of a property, this beautifully presented home offers over 900 square feet of sumptuous accommodation in a highly sought after location. Finished with exceptional attention to detail throughout and available with no upward chain, it is ready to move straight into and enjoy.

To the front, the driveway provides parking for two vehicles and leads to the main entrance. Step into the wide and welcoming hallway, which flows through to the elegant living room, featuring a bespoke hearth and stylish panelled walls. This in turn opens into the dining room with patio doors giving direct access to the garden, creating a wonderful space for entertaining.

The kitchen is fitted with a range of wall and base units, gas hob, electric oven and grill, and has space, power and plumbing for additional appliances, along with a convenient serving hatch to the dining room.

Outside, the charming cottage style rear garden provides a peaceful and private retreat, leading to the garage, currently set up for storage, and an additional parking space beyond.



Upstairs, the first-floor landing leads to two generous double bedrooms. Bedroom one to the front enjoys a walk-in wardrobe, while bedroom two to the rear benefits from an airing cupboard housing the Baxi combi boiler. The delightful bathroom features a walk-in cubicle with mixer shower, wc, wash hand basin, and period-style heated towel rail.

With thoughtful touches throughout, including bespoke shutters, this is a home that exudes quality and charm at every turn.

An absolute stunner of a property, this beautifully presented home offers over 900 square feet of sumptuous accommodation in a highly sought after location. No upward chain.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Gorgeous modern mews property
- Three bedrooms
- Ample parking
- Beautifully presented
- Virtual tour
- No upward chain



HOME  TRUTHS

Eccleston Branch
265 The Green, Eccleston, PR7 5TF
01257 451673

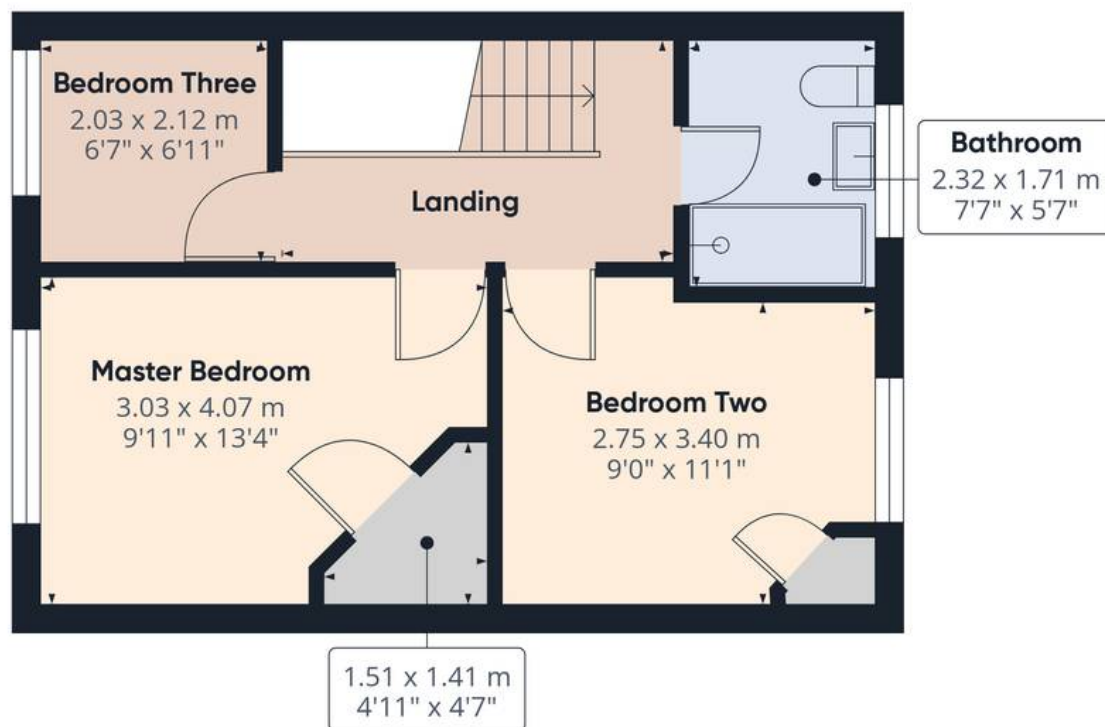
Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk

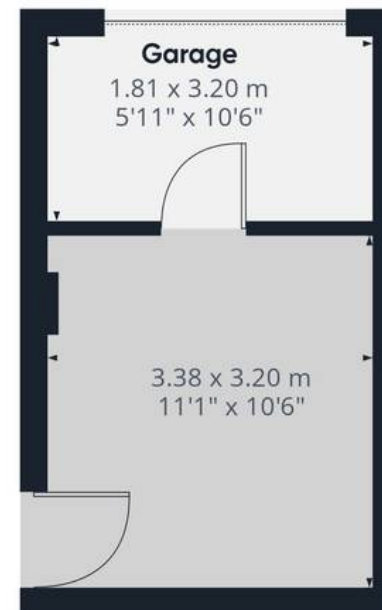




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

88.5 m²

952 ft²

Reduced headroom

0.1 m²

1 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.

GIRAFFE360