

HOME  TRUTHS

Lawrence Lane, Ecclestone

PR7 5SJ







This impressive true bungalow offers exceptionally generous and flexible accommodation extending to almost 1,200 square feet, set within a well-established plot with a large southeast-facing garden and secure off-road parking. To the front, the garden is bordered by mature hedging and leads to the main entrance. Step inside to the vestibule and through into the central hallway, where the sleeping accommodation is positioned to the front of the property. There are three well proportioned double bedrooms, with the principal bedroom benefiting from built-in wardrobes. The modern bathroom is fitted with a walk-in cubicle with electric shower, wc and wash hand basin set within a vanity unit. The living accommodation is arranged around two separate reception rooms. The smaller reception enjoys a side bay window, while the main living room features a wood-burning stove and patio doors opening directly onto the rear garden. The spacious dining kitchen is fitted with a range of wall and base units and includes an electric hob, oven and grill, microwave, refrigerator and freezer. A useful utility/boot room provides space, power and plumbing for additional appliances and has a cloakroom off, housing a wc and the central heating boiler. To the rear, a further vestibule offers the perfect space for muddy boots, children and pets. Outside, an Indian stone sun terrace leads onto the beautifully maintained garden, mainly laid to lawn and bordered by mature planting and hedging, creating a peaceful and private outdoor space. The detached garage benefits from power and lighting and would make an ideal workshop, studio or garden room. Offering excellent space both inside and out, this versatile home will appeal equally to families and those seeking generous single storey accommodation without compromise.





A wonderful and spacious true bungalow offering almost 1,200 square feet of versatile accommodation, featuring three generous double bedrooms, ample secure parking and a large southeast-facing garden

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- First class true bungalow
- Three double bedrooms
- Almost 1200 square feet of accommodation
- Virtual tour
- Large southeast facing garden
- Ample parking



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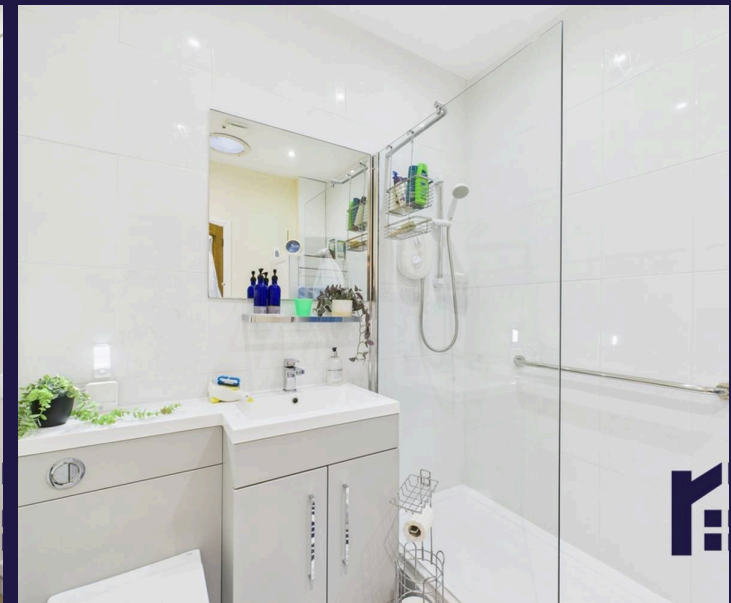
Eccleston Branch

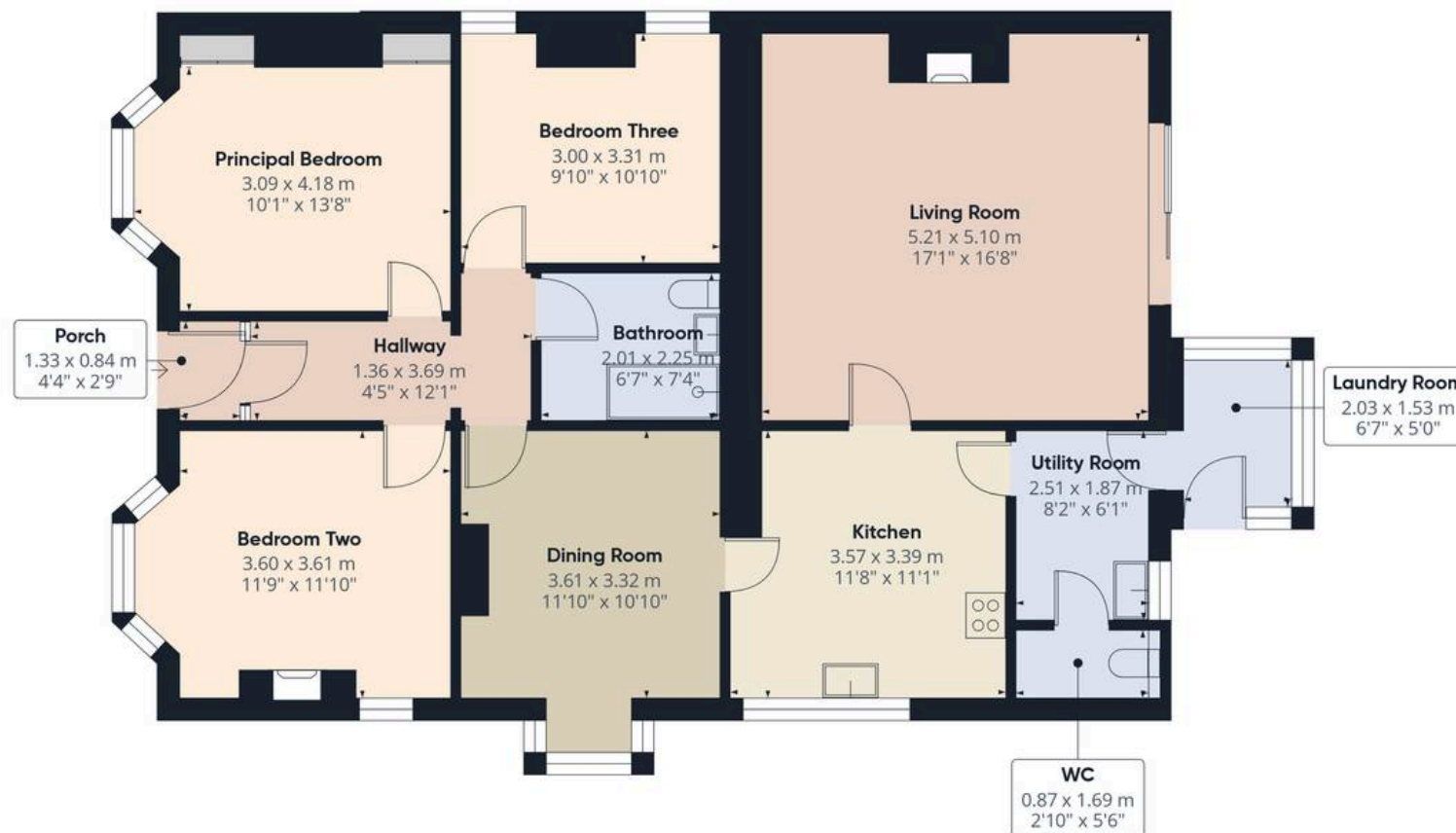
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Floor 1 Building 1



Floor 1 Building 2

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

136.2 m<sup>2</sup>

1466 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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