



Richmond Road, Ecclestone

PR7 5SR

£250,000







This is a lovely home which will suit a wide range of people so it is sure to be popular with easy access to all the village amenities as well as easy access to the wider area for work and shopping. To the front is off road parking for several vehicles with a driveway leading to the main entrance and to wooden gates providing both privacy and security to the rear where you will find the garage, which provides excellent storage and the stunning rear garden which maximises the space and has been transformed into the perfect place for purely relaxing with lovely raised sleeper borders and low maintenance patio and gravel areas.... All you can do is relax. Step into the bright and airy entrance hallway which provides hanging for outside coats and also the access to all the downstairs rooms. To the front of the home we find the home office, which could be used as a ground floor bedroom, and then the spacious yet cosy lounge with feature fireplace and lovely aspects over the front garden. The installation of a full fibre BT connection plus sky dish is sure to support your viewing schedules and allow working from home. To the rear the dining area, with French doors to the garden, has been opened out by the current owner to join the modern kitchen which comprises of a range of wall and base units and integrated appliances including an electric oven and grill, gas hob, extractor fan and microwave. Cupboarding houses the modern Ideal Logic combination boiler which was installed in 2017 and is controlled by wireless Hive thermostat. There is also ample space and plumbing for other appliances including a large American Style Fridge Freezer. What a wonderful place to enjoy entertaining with friends and family.



Completing the ground floor is a shower room. Stairs lead to the first floor landing with bedrooms one and three to the front and bedroom two to the rear. Bedroom one is spacious with a side window and sky light ensuring it is bright even on the wettest of days. This bedroom benefits from an ensuite comprising of a bath, sink and wc too. Bedroom 3 is currently used as a walk in wardrobe which is just perfect if you don't need the bedroom .... So a master suite it is currently! Bedroom 2 with sky light is a great room and is a very spacious single room or, as currently, can take a double bed making it a perfect guest room.

Council Tax band: C

Tenure: Freehold

- Open Plan Kitchen and Dining area
- Stunning low maintenance garden
- Flexible accomodation to meet your needs
- Quiet, residential location yet close to village amenities



**Eccleston Branch**

265 The Green, Eccleston, PR7 5TF  
01257 451673

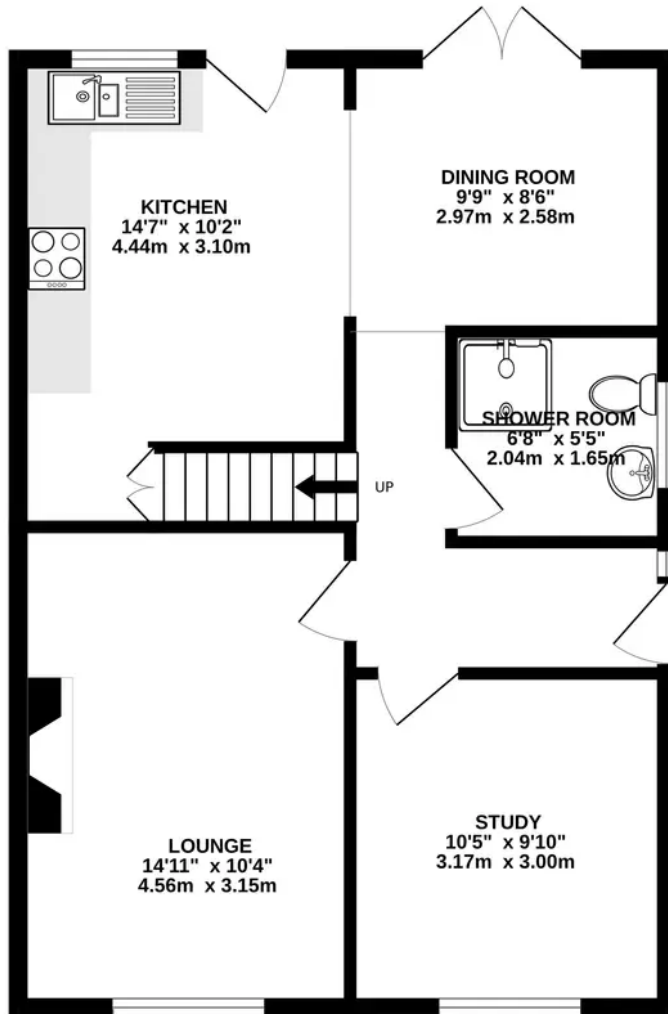
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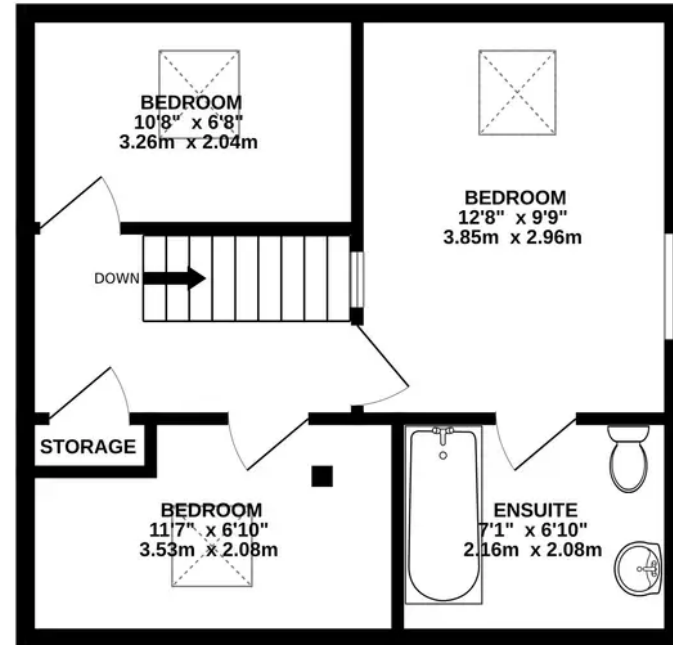
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**GROUND FLOOR**  
589 sq.ft. (54.7 sq.m.) approx.



**1ST FLOOR**  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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