

HOME  TRUTHS



Middlewood Close, Ecclestone

PR7 5QG





Available with no upward chain, this substantial detached property occupies a generous corner plot in the heart of the village and offers 1392 square feet of versatile accommodation, including five bedrooms, two with en suite — ideal for growing families.

The property sits behind a large front garden with lawn, mature hedging and established planting including rose, camellia and ceanothus, with a driveway and garage adjacent. Step into the entrance hallway, with cloakroom off comprising wc and wash hand basin.

To the right, the living room benefits from a bay window and gas fire, with a large archway opening into the separate dining room, creating an excellent flow for entertaining. Patio doors lead out to the rear garden.

To the rear, the kitchen comprises a range of wall and base units with gas hob, electric oven and grill, along with space, power and plumbing for additional appliances.

Step outside into the productive south-west facing rear garden, featuring raised beds and a variety of fruiting trees and bushes, including blackcurrant, gooseberry, raspberry, strawberry, cherry, plum and apple, along with a rhubarb patch — a fantastic space for keen gardeners and families alike.



Back inside, stairs rise to the first floor landing. Bedroom two is a double with fitted wardrobes and en suite, comprising bath with screen and mixer shower over, wc, wash hand basin on vanity and ladder heated towel rail. A further double bedroom and a comfortable single (currently housing the Worcester combi boiler) are also located on this floor, along with the family bathroom featuring bath with screen and mixer shower over, wc, wash hand basin on vanity and ladder heated towel rail.

To the second floor, the principal bedroom enjoys lovely views towards Harrock Hill and benefits from its own en suite. Completing the accommodation, bedroom five is currently used as a home office, with views towards Winter Hill and the Lancashire Pennines, and would also make an ideal nursery or dressing room.

Council Tax D | EPC to follow | Freehold



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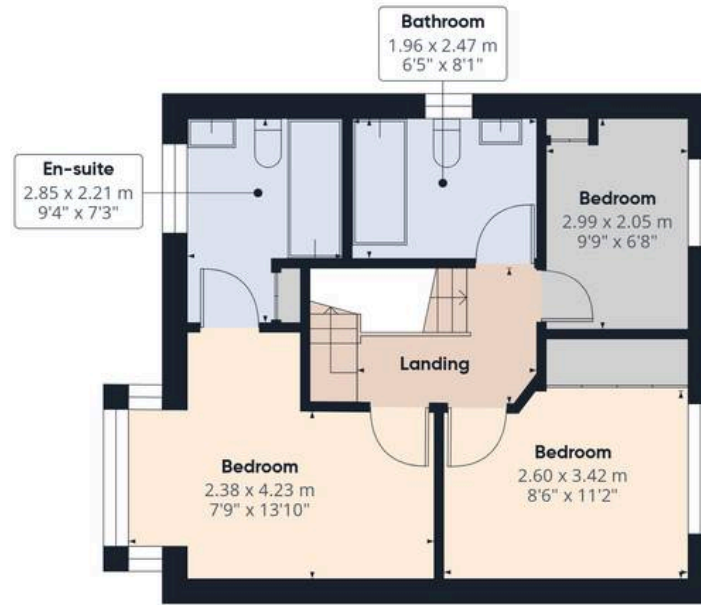
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Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

129.3 m²

1392 ft²

Reduced headroom

4.1 m²

44 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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