



New Street

Eccleston, PR7 5TW

PRICE OFFERS IN EXCESS OF £225,000



A delightful and versatile four bedroom property with accommodation over three floors, serene south east facing rear garden and located at the head of a quiet cul de sac. To the front are two parking spaces plus access to the garage which has both power and light. A spacious courtesy porch leads into the welcoming entrance hallway which leads to bedroom four with adjacent bathroom comprising mixer shower in cubicle, wc and wash hand basin. Also on the ground floor, the utility room has sink and space, power and plumbing for appliances. To the first floor is the main living area with lounge overlooking the green space to the front and double doors leading to the dining room with Juliette balcony overlooking the garden. The kitchen comprises a range of wall and base units with integrated appliances including dishwasher, refrigerator, freezer, double electric oven and grill and gas hob with extractor over. To the second floor are three further bedrooms, two with built in storage and the third currently operating as a comfortable home office. The bathroom comprises bath with shower attachment, ladder heated towel rail, wc, wash hand basin and airing cupboard which is home to the two year old Baxi combi boiler which is serviced annually. The second floor landing gives access via ladder to the spacious loft which is partially boarded with a light. Outside is the sublime garden with layered terraces and mature planting making it lovely and private, and the perfect place both to relax and entertain. Within walking distance of village amenities, close to primary transport routes and in the catchment area for excellent schools this is a first class family home and lends itself both to home working and multi-generational living. Do give us a call to arrange a viewing and make it yours. Council tax D, EPC C, Leasehold £150 fixed per annum.



- Delightful mews property
- Versatile accommodation
- Beautiful garden

- Four bedrooms
- Parking and garage
- Video tour

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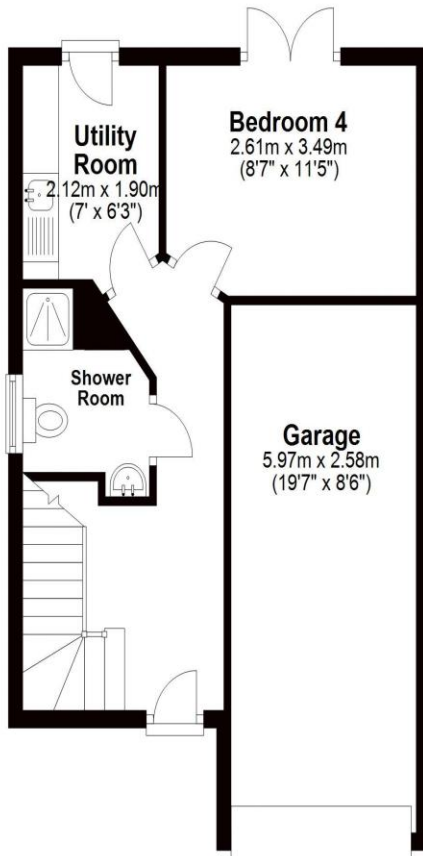
Email: office@hometruthslancs.co.uk


HOME TRUTHS
 SALES AND LETTING AGENT



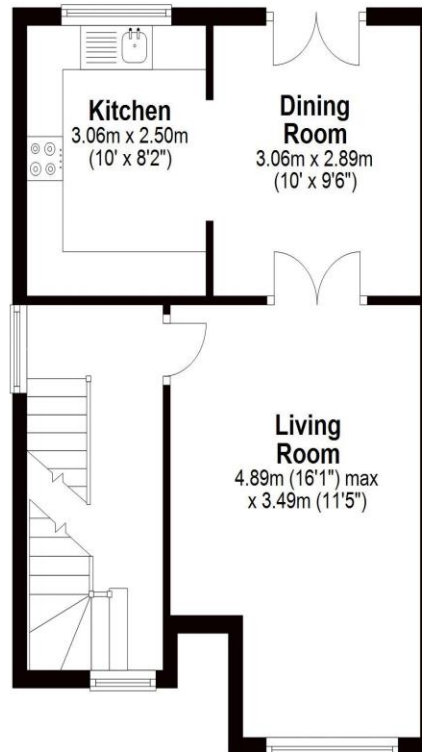
Ground Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



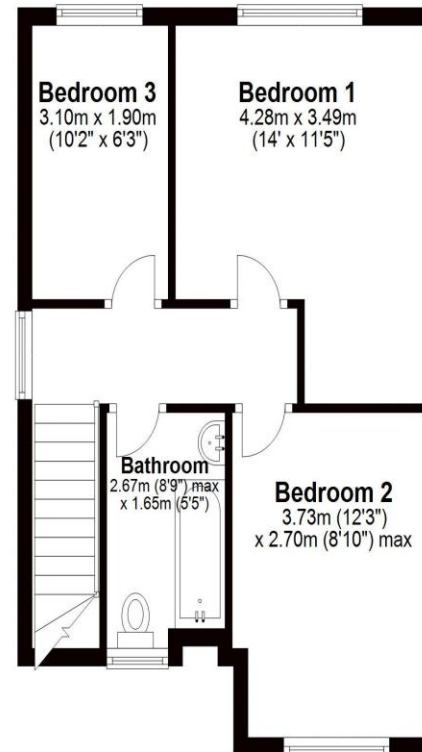
First Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



Second Floor

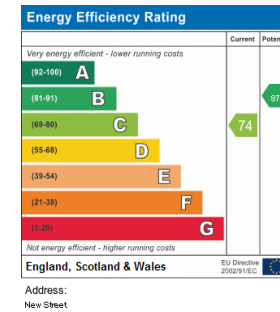
Approx. 41.0 sq. metres (441.1 sq. feet)



Total area: approx. 125.8 sq. metres (1354.4 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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