

Langton Close, Eccleston

In Excess of £300,000



Set on a corner plot and with privacy provided by mature laurel hedging surrounding the front, side and rear gardens. A block paved driveway leads to the detached garage with power and light, and to the main entrance. Step into the entrance hallway with cloakroom comprising wash hand basin on vanity, wc, ladder heated towel rail and housing the two year old combi boiler, leading off. The reception rooms are well proportioned with the spacious lounge having gas fire, and the dining room significant storage and access via patio doors to the rear garden. The kitchen comprises a range of wall and base units with integrated appliances including refrigerator and freezer, dishwasher, washing machine, five burner gas hob and eye level double electric oven and grill. Externally, the rear garden is lovely and private with patio and raised decking topped by a substantial pergola alongside the lawn, mature hedging and additional storage. Back inside, carpeted stairs lead to the first floor landing with airing cupboard and access to the part boarded loft. Each of the bedrooms can accommodate a double with bedroom one benefiting from en suite comprising tiled flooring and elevations, wash hand basin on vanity, ladder heated towel rail, wc and mixer shower in cubicle. Bedroom two has lovely views over fields and trees towards Heskin Hall. Completing the first floor the elegant family bathroom has fully tiled elevations and flooring, bath with screen and rainfall mixer shower over, wc, ladder heated towel rail and wash hand basin on floating vanity.



Spacious and versatile detached four bedroom property on a small popular development, close to village amenities, excellent schools and primary transport routes. Available with no upward chain. Council Tax band: D

Tenure: Leasehold

- Detached property
- Four bedrooms
- Two reception rooms
- Corner plot
- No upward chain
- Media tour



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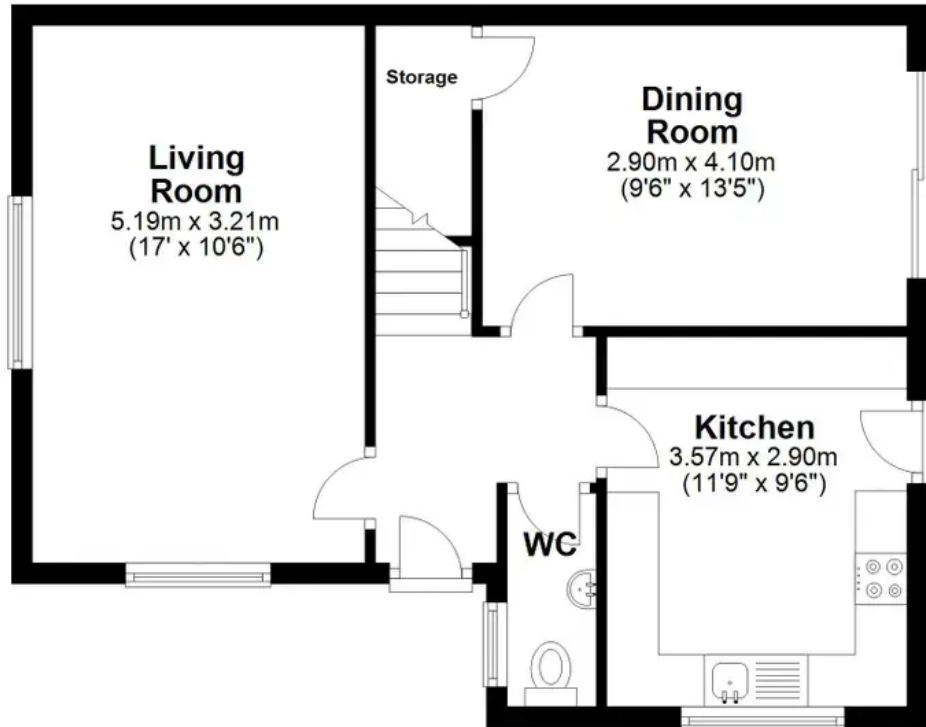
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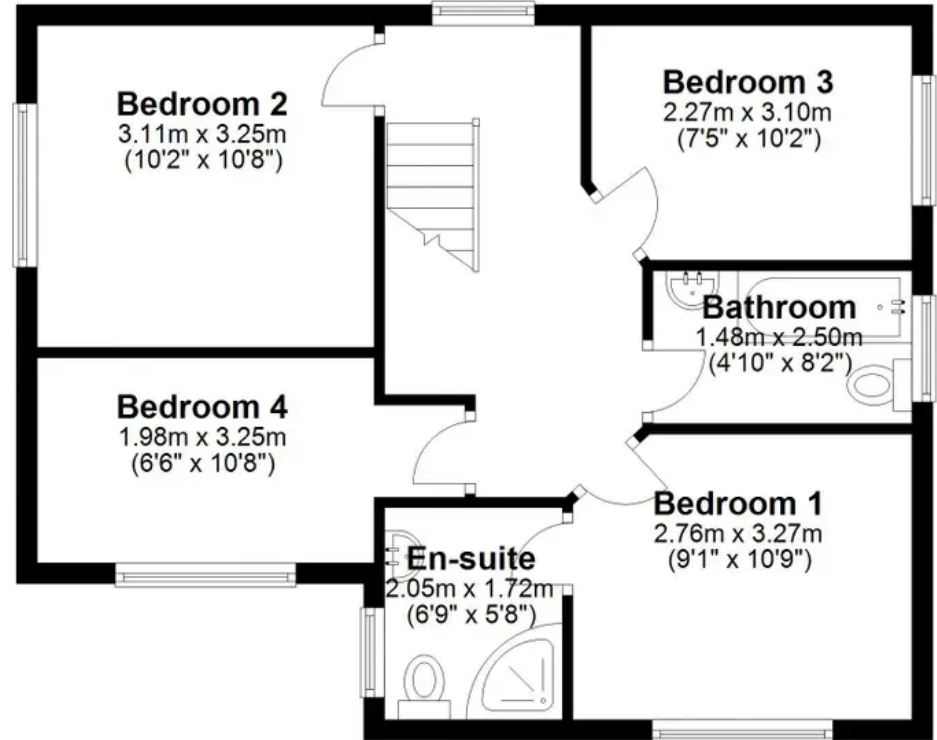
Ground Floor

Approx. 49.2 sq. metres (529.2 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.5 sq. feet)



Total area: approx. 100.7 sq. metres (1083.7 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.