



South Road, Bretherton

PR26 9AB



£375,000



Spacious, extended four bedroom semi detached property with loft room and workshop to the rear. In a popular village location close to primary transport routes, excellent schools and within easy reach of country walks and the Bretherton recreation ground, this family home is available with no upward chain. Stroll down the Indian stone driveway to the garage and main entrance. Step into the entrance hallway and from there to the living room with electric fire in travertine stone hearth. Leading off is the dining room with large archway to the kitchen comprising a range of wall and base units with breakfast bar, Main combi boiler and integrated appliances including double electric oven and grill, electric hob, dishwasher and full height refrigerator. A separate utility room gives additional storage and space, power and plumbing for additional appliances and cloakroom comprising wc and wash hand basin. Completing the ground floor is the conservatory. Externally the courtyard garden sits on Indian stone with gated access to the front and mature shrubs including espalier Victoria plum tree, grape vine, camellia, holly and olive to mention a few. The large insulated workshop has windows, power and light, three phase supply and is alarmed. Back inside, stairs lead to the first floor landing with bedroom one having plenty of storage and bedroom two having stairs leading up to the loft room. Bedroom three can also accommodate a double bed with bedroom four a comfortable single. The modern and elegant bathroom comprises mixer shower in cubicle, bath, wash hand basin and wc in vanity, ladder heated towel rail and fully tiled flooring and elevations.



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Tenure: Freehold

- Four bedrooms
- Over 1900 square feet
- Large workshop
- Close to village amenities
- No upward chain



HOME TRUTHS
SALES AND LETTING AGENT

Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

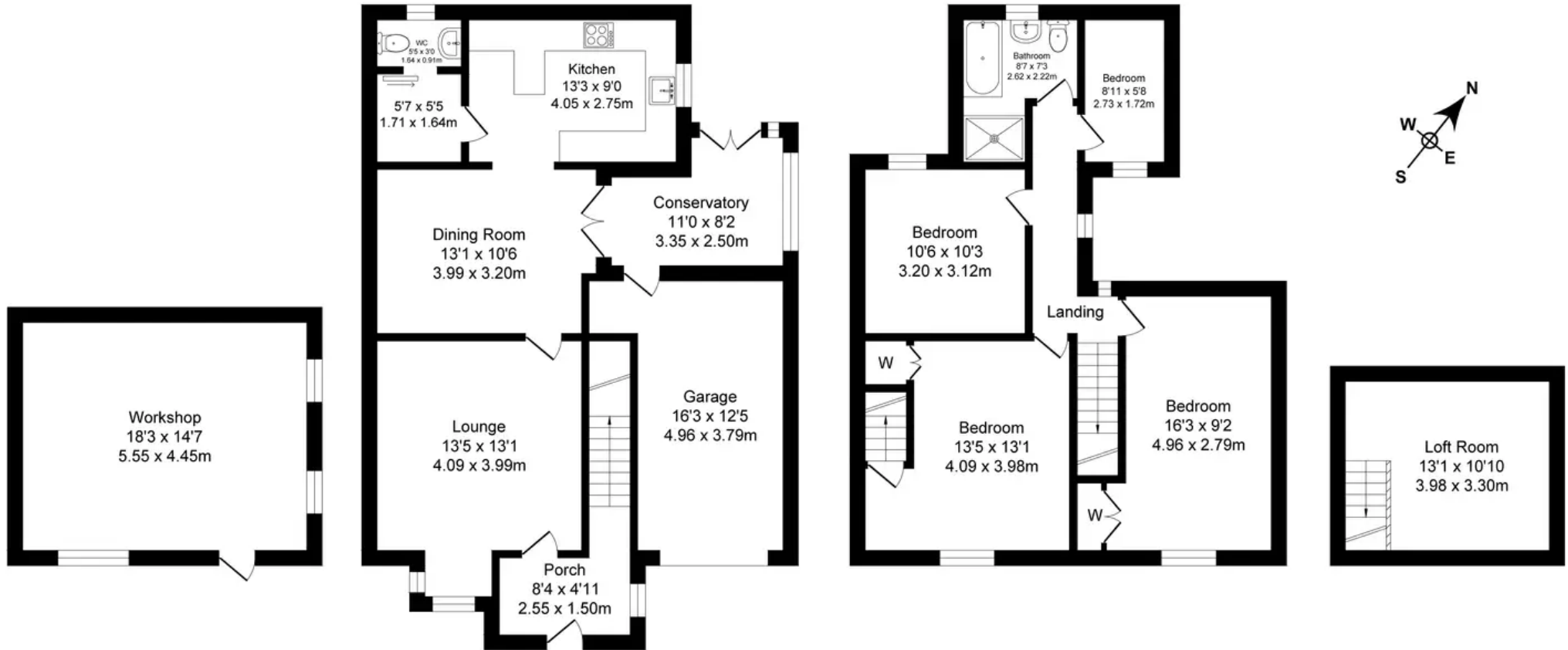
www.hometruthslancs.co.uk
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South Road

Total Approx. Floor Area 1950 Sq.ft. (181.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Outbuilding
Approx. Floor Area 265 Sq.Ft (24.6 Sq.M.)

Ground Floor
Approx. Floor Area 891 Sq.Ft (82.8 Sq.M.)

First Floor
Approx. Floor Area 653 Sq.Ft (60.7 Sq.M.)

Loft
Approx. Floor Area 141 Sq.Ft (13.1 Sq.M.)