

31a Lawrence Lane, Ecclestone

PR7 5SJ



£925 pcm



A recently renovated three-bedroom semi-detached property located in the sought-after Ecclestone Village, now available for immediate let. Situated in close proximity to village amenities, the property also offers off-road parking for two cars on a driveway.

Upon entering the property, you will be greeted by a spacious kitchen/living area boasting a charming feature brick arched fireplace with a log burning stove and flagged hearth. The kitchen is equipped with a range of wall and base units, an integrated gas hob with an electric oven underneath, and an extractor fan. Additional space and plumbing are available for other appliances.

Moving to the first floor, you will find a generously proportioned double bedroom alongside a smaller single bedroom, which could be utilised as a home office. From the hallway, a staircase leads to the loft conversion, providing a second bedroom. This room features two Velux skylights, ensuring ample natural light.

The property's driveway on the left side offers parking for two cars and features a gravel surface, as well as a timber shed with power and light. A gate opens from the driveway into the front garden, which has a lawn and patio area bordered by privacy-providing hedges.



To secure the property, a deposit of £1065, including a holding deposit of £210, is required. The property is now available for viewings, and we also provide the option of the Zero Deposit Scheme. Do give us a call to arrange your viewing.

Council Tax band: B

- Two/Three bedroom cottage
- Recently renovated
- Off road parking
- Loft conversion
- Private garden
- Zero Deposit Scheme Available



Eccleston Branch

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01257 451673

Coppull Branch

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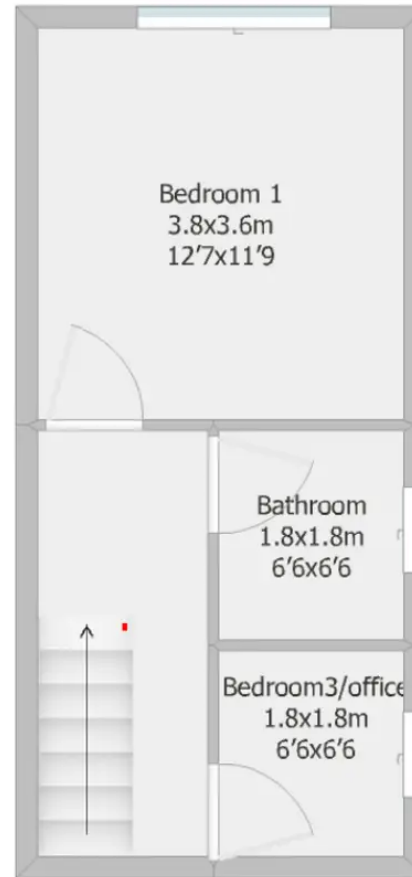


Lawrence Lane

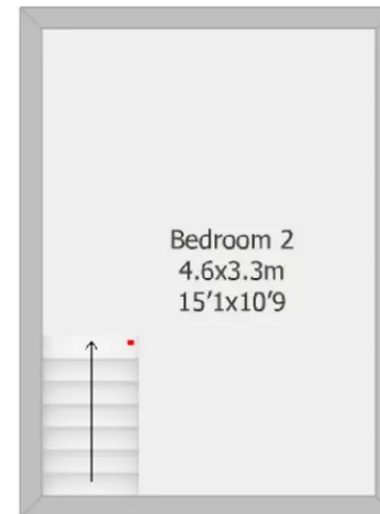
Ground Floor
29.1 sq m (approx)
313.2 sq f (approx)



First Floor
21.2 sq m (approx)
228.2 sq f (approx)



Second Floor
15.3 sq m (approx)
164.7 sq f (approx)



Drawing not to scale and is for illustrative purposes only.
Drawn using RoomSketcher.