

Larkfield, Ecclestone

PR7 5RN

In Excess of £225,000





Spacious, extended three bedroom semi detached property on a quiet cul de sac within easy reach of village amenities, excellent schools and primary transport routes and with countryside walks on the doorstep. With over 1,000 square feet of versatile accommodation and available with no upward chain. The driveway can accommodate several vehicles and leads past the lawn with cottage garden planting to the main entrance. Step into the hallway with shower room off comprising fully tiled elevations and flooring, electric shower in cubicle, wc and wash hand basin. The living room has plenty of space for both dining and comfortable furniture with the dining area being adjacent to the kitchen which comprises a range of wall and base units with integrated appliances including electric hob, oven and grill, dishwasher, washing machine, refrigerator and freezer. Completing the ground floor is the snug which could also be used as an additional bedroom. Externally the garden is laid to lawn with and cottage garden planting and there is substantial storage in the form of a workshop with utility room to the rear with space and power for additional appliances. Back inside, stairs lead to the first floor landing with airing cupboard housing the boiler. There are three good sized bedrooms, and the bathroom comprises bath, wc and wash hand basin. With plenty of scope for development this has much to offer as a family home.



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Council Tax band: C

Tenure: Freehold

- Three bedrooms
- Extended semi detached property
- Versatile accommodation
- xxx square feet
- Cul de sac location
- No upward chain



HOME TRUTHS
SALES AND LETTING AGENT

Eccleston Branch

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01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

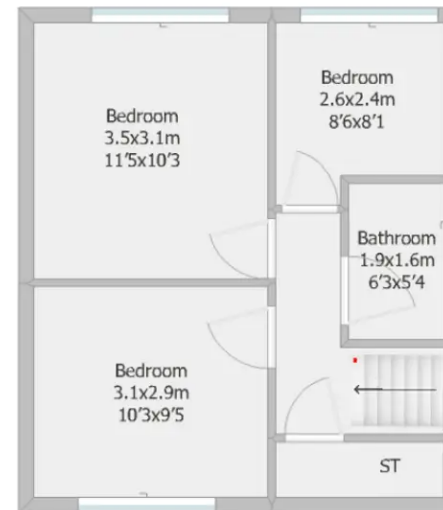
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Ground Floor
69.3 sq m (approx)
745.9 sq f (approx)



First Floor
29.8 sq m (approx)
320.8 sq f (approx)



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