



Tincklers Fold, Ecclestone

PR7 5FY



£675,000



Tucked away at the end of a quiet cul de sac and offering over 2,700 square feet of sumptuous accommodation, sits this detached five double bedroom property within easy reach of village amenities, primary transport routes and excellent schools. Available with no upward chain. The block paviour driveway can accommodate several vehicles and leads past flower beds bordered with box hedging to the garage with EV charging port and the main entrance. Step into the welcoming hallway and from there to the well proportioned living room with bifold doors opening to the garden. There are two further reception rooms the larger of which is currently a music room and the smaller a snug. To the rear, the heart of the house also has bifold doors out and plenty of space for both dining and comfortable furniture, with the kitchen comprising a range of wall and base units, central island and breakfast bar all topped with beautiful silestone. Integrated appliances include two refrigerators and freezers, multi oven, electric oven and grill, five burner gas hob with integrated extractor and dishwasher. Completing the ground floor is the cloakroom with tiled flooring and elevations, wash hand basin on vanity, floating wc and ladder heated towel rail. Adjacent to the kitchen, the separate utility has sink, space, power and plumbing for additional appliances and houses the Ideal Logic combi boiler. Externally, porcelain tiles lead around the property to the very private landscaped garden with individual raised beds, lawn bordered by mature planting and pergola under which is a comfortable seating area where you can relax and entertain. External lighting allows you to continue well into the evening if you so choose.

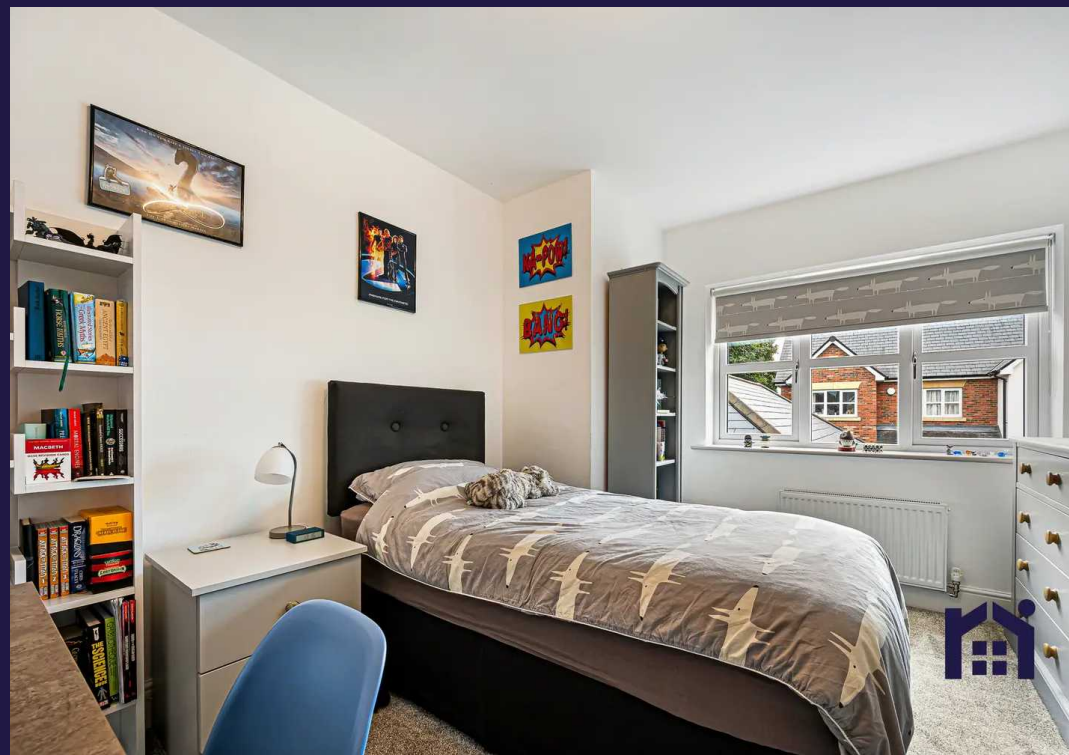
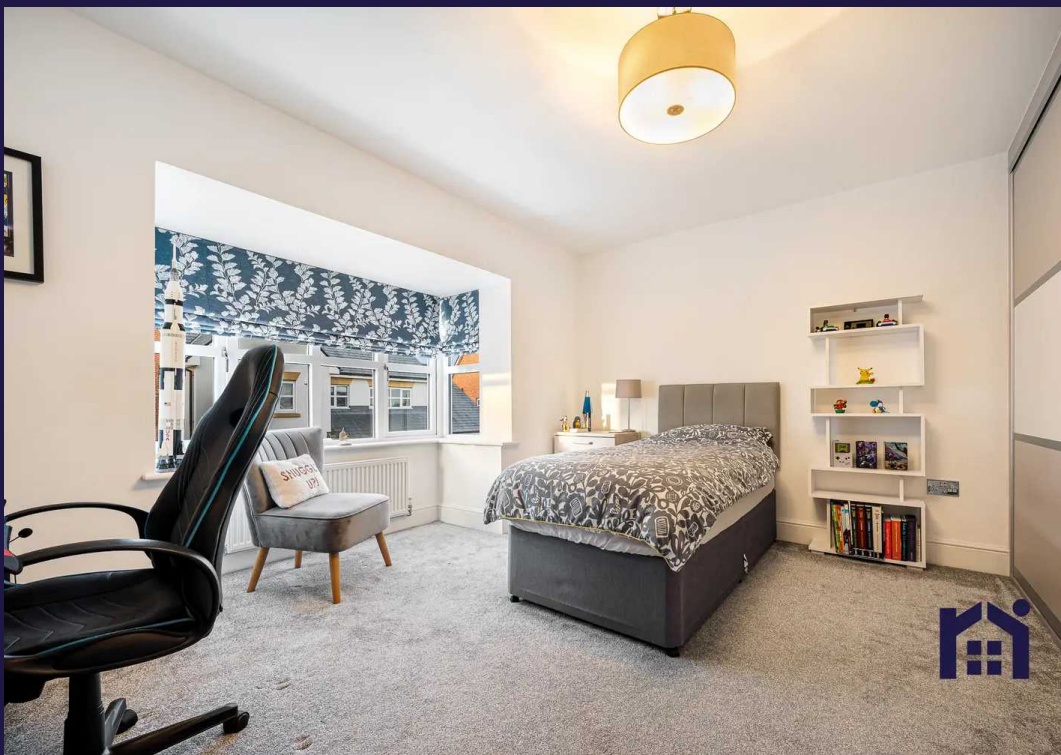




Back inside, the central staircase leads up to the first floor where the landing has both ladder access to the part boarded loft with light, and a discrete space which would make a lovely reading area. Bedroom one is a large double with en suite comprising rainfall shower in walk in cubicle, ladder heated towel rail and floating wc and wash hand basin. The owners have also created access to bedroom five which is currently in use as a delightful dressing room with fitted wardrobes and retains the original doorway. There are three further double bedrooms each with fitted storage and with the larges having en suite comprising mixer shower in cubicle, wash hand basin, ladder heated towel rail and floating wc. Completing the first floor is the family bathroom with a very sociable double ended bath a, rainfall mixer shower in cubicle, wash hand basin, floating wc and ladder heated towel rail. Do give us a call to arrange a viewing and make this first class family home your own.









1 Tincklers Fold

Eccleston, Chorley

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Tenure: Freehold

- Sumptuous detached property
- Cul de sac location
- Five double bedrooms
- Two en suites
- Delightful family room
- No upward chain



HOME TRUTHS
SALES AND LETTING AGENT

Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

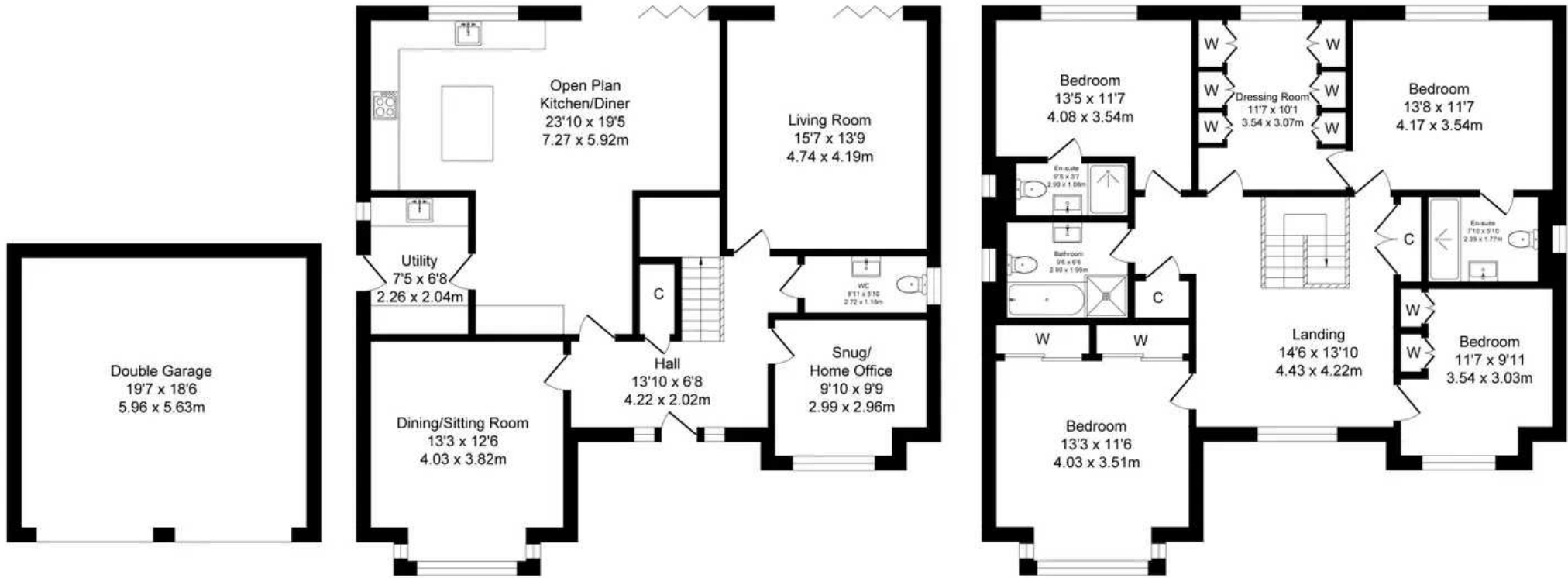
244 Spendmore Lane, Coppull, PR7 5DE
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Total Approx. Floor Area 2735 Sq.ft. (254.1 Sq.M.)

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.



Garage
Approx. Floor Area 361 Sq.Ft (33.5 Sq.M.)

Ground Floor
Approx. Floor Area 1187 Sq.Ft (110.3 Sq.M.)

First Floor
Approx. Floor Area 1187 Sq.Ft (110.3 Sq.M.)