



12 Bradley Lane, Ecclestone

PR7 5TQ

£795 pcm





Beautiful, spacious cottage in the heart of Eccleston Village with large kitchen diner, two comfortable bedrooms and delightful rear garden. Available to let immediately.

The property is garden fronted and the front door opens on to the lovely light lounge with feature log burner fireplace. The lounge gives on to the fantastic dining kitchen which comprises a range of wall and base units with gas hob, electric oven and grill and integrated fridges in the cupboard draws. The separate utility room has space, power and plumbing for other appliances including the combi boiler as well as having plenty of shelf space for storage.

The rear garden is divided into rooms with a patio area just outside the door, a path leads down the garden with mature shrubs and planting areas either side. To the rear of the garden is a raised decked area which is the perfect place to entertain and relax.



Back inside, wooden stairs lead to the first-floor landing with two great size double bedrooms, the larger one carpeted and the other has laminate flooring. The modern family bathroom comprises panelled bath with shower over, wc, wash hand basin and heated towel rail.



The property requires a deposit of £915 including a holding deposit of £180 and is available for viewings now. Do give us a call to arrange a viewing and make it yours.

Council Tax Band: B

- Two bedroom cottage
- Private rear garden
- Very well presented
- Modern kitchen and bathroom
- Village location
- Available now



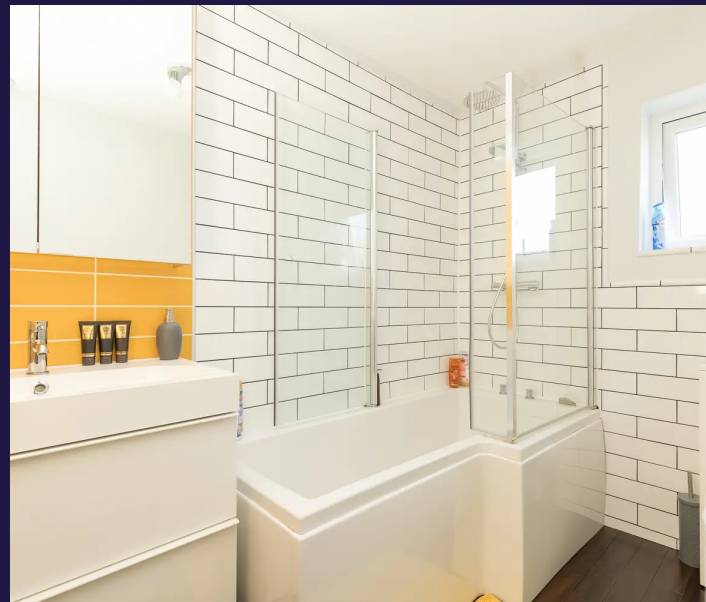
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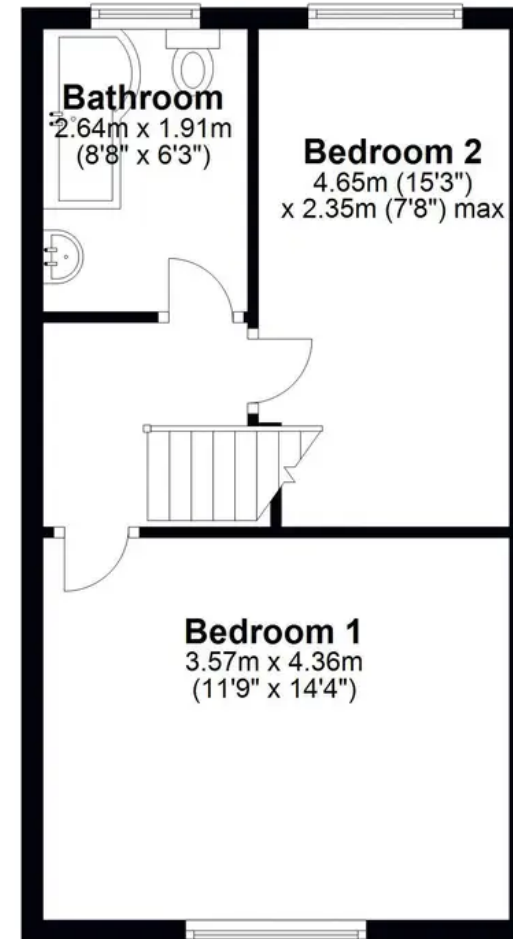
## Ground Floor

Approx. 41.4 sq. metres (445.5 sq. feet)



## First Floor

Approx. 36.3 sq. metres (390.7 sq. feet)



Total area: approx. 77.7 sq. metres (836.2 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING  
Plan produced using PlanUp.