



New Mill Street, Ecclestone

PR7 5FS

£315,000



Perfectly formed four bedroom detached property in a popular residential area within easy reach of village amenities, primary transport routes, countryside walks and excellent schools. With over 1,100 square feet of accommodation this family home is available with no upward chain. Garden fronted bordered by mature hedging for privacy the driveway can accommodate two vehicles and leads to the detached garage, which benefits from power and light, and to the main entrance. Step into the welcoming hallway with cloakroom comprising wc and floating wash hand basin, and utility room housing the central heating boiler and having space, power and plumbing for appliances. The living room offers a serene space in which to relax, whilst, to the rear, the heart of the house has plenty of room for dining and comfortable furniture with French windows overlooking the garden and kitchen comprising a range of wall and base units with integrated appliances including electric hob, double electric oven and grill, refrigerator, freezer and dishwasher. Externally, the garden is mainly laid to lawn bordered by mature planting and patio so you can relax and entertain in the afternoon and evening sunshine. Back inside, stairs lead to the first floor landing with airing cupboard housing the hot water tank. Bedroom one has built in wardrobes and en suite comprising mixer shower in cubicle, wc, floating wash hand basin and ladder heated towel rail. Bedroom two is also a double with bedrooms three and four being comfortable singles, and the latter is currently used as a home office. Completing the first floor is the modern family bathroom.



Perfectly formed four bedroom detached property in a popular residential area within easy reach of village amenities, primary transport routes, countryside walks and excellent schools. With over 1,100 square feet of accommodation this family home is available with no upward chain.

Council Tax band: D

Tenure: Freehold

- Detached property
- Four bedrooms
- Sought after location
- Close to all village amenities
- Ready to move into
- No upward chain



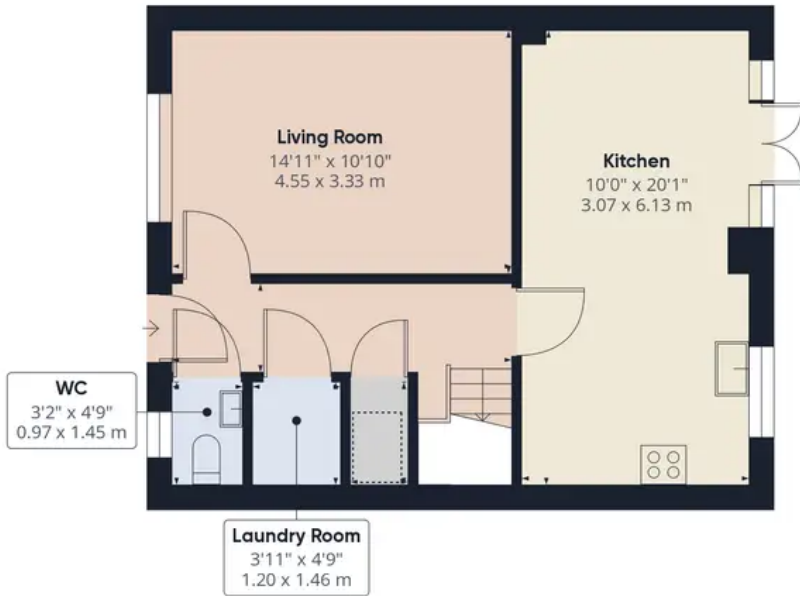
HOME  TRUTHS

Ecclestone Branch  
265 The Green, Ecclestone, PR7 5TF  
01257 451673

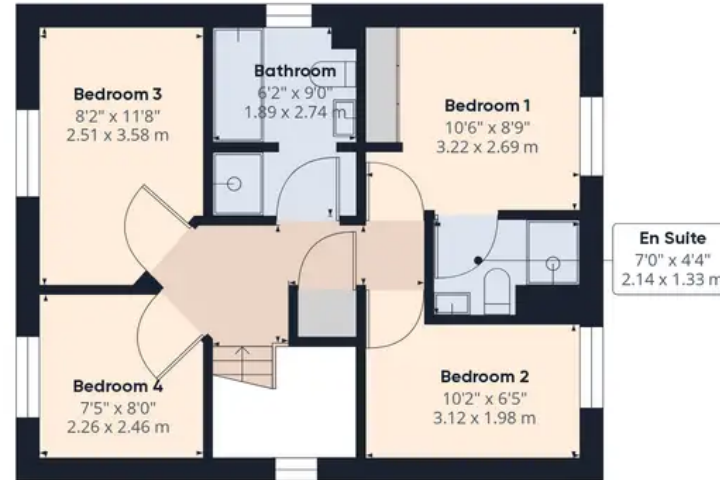
Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)





Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area<sup>0)</sup>

1139.48 ft<sup>2</sup>

105.86 m<sup>2</sup>

Reduced headroom

8.33 ft<sup>2</sup>

0.77 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360