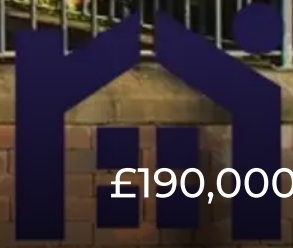




The Green, Ecclestone

PR7 5SU



£190,000



Spacious two bedroom terrace property in the heart of the village of Ecclestone within easy reach of village amenities, primary transport routes and local schools. With over 1,000 square feet of accommodation this period property is available with no upward chain. Stroll through the block paved garden to the front and step into the vestibule with original tiled flooring and from there into the entrance hallway. The bay fronted living room has gas fire in the hearth and the equally spacious second reception room has walk in under stair storage with light. To the rear, the kitchen comprises a range of wall and base units with space, power and plumbing for appliances and opens to the courtyard garden with block paving, storage and gardener's loo. Back inside, stairs lead to the first floor landing with bedroom one a large double and bedroom two a comfortable single to the rear. The bathroom comprises bath with screen and mixer shower over, wc, wash hand basin in vanity unit and Ideal combi boiler. This property also offers an excellent opportunity to extend upwards which a number of neighbouring properties have done to create all the space you need for a first class family home.



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Council Tax band: B

Tenure: Leasehold

- Period mid terrace property
- Two bedrooms
- Two spacious reception rooms
- C 1,000 square feet of accommodation
- Opportunity to extend
- No upward chain



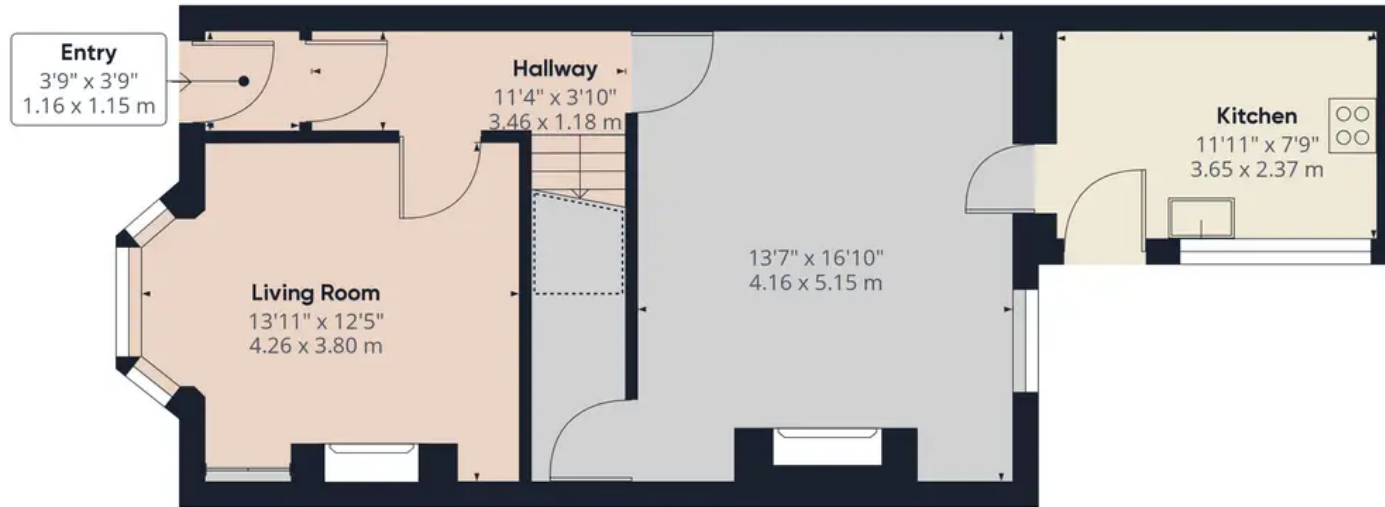
HOME  TRUTHS

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

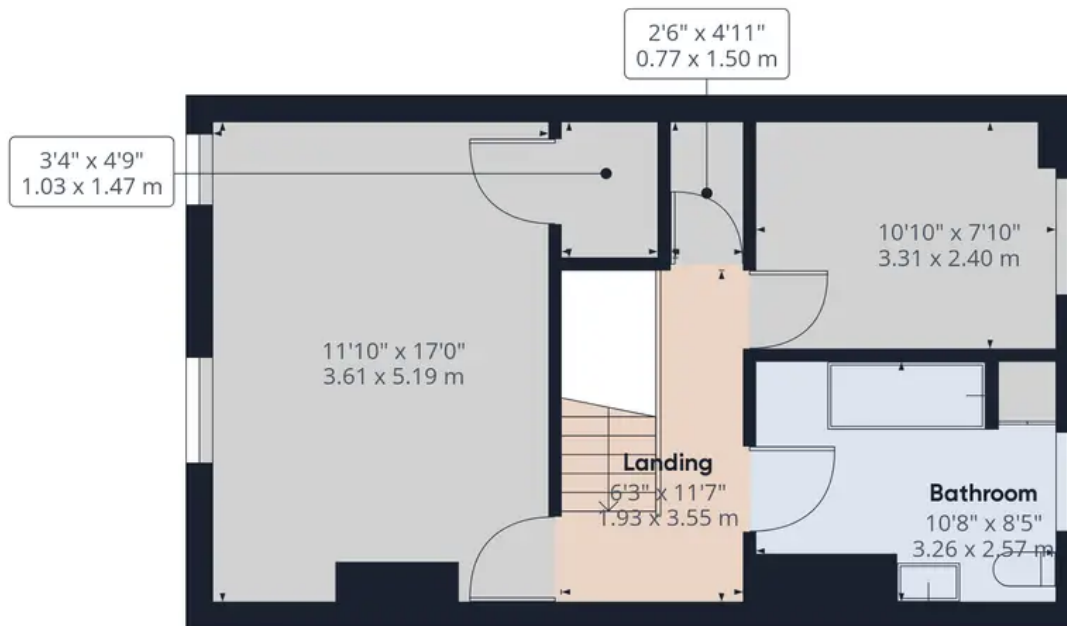
Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

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





Floor 1



Floor 2

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

1026.52 ft<sup>2</sup>  
95.37 m<sup>2</sup>

**Reduced headroom**

18.01 ft<sup>2</sup>  
1.67 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