

Larkfield, Ecclestone

PR7 5RN

 £225,000





Lovely three bedroom semi detached property on a quiet cul de sac in a popular residential area with easy access to village amenities, primary transport routes and countryside walks. Available with no upward chain. The tarmac driveway can accommodate two vehicles and leads past the low maintenance garden to the main entrance. Step into the hallway with Karndean flooring with cloakroom off comprising wash hand basin on vanity and wc. The living room has gas fire in hearth and double doors open to the dining room to the rear with sliding patio doors opening to the garden. Leading off is the breakfast kitchen comprising a range of wall and base units with integrated induction hob, electric oven and grill, refrigerator, freezer and space, power and plumbing for additional appliances. Step outside into the west facing garden with patio, lawn and crushed slate bordered by mature planting. The detached garage benefits from both power and light. Back inside, to the first floor the airing cupboard houses the Worcester combi boiler. There are two double bedrooms and a comfortable single and the bathroom comprises fully tiled elevations and flooring, mixer shower in cubicle, wash hand basin in vanity, wc and ladder heated towel rail.





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Council Tax band: C

Tenure: Freehold

- Semi detached property
- Cul de sac location
- Three bedrooms
- Two reception rooms
- c 950 square feet
- No upward chain



HOME  TRUTHS

Eccleston Branch

265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch

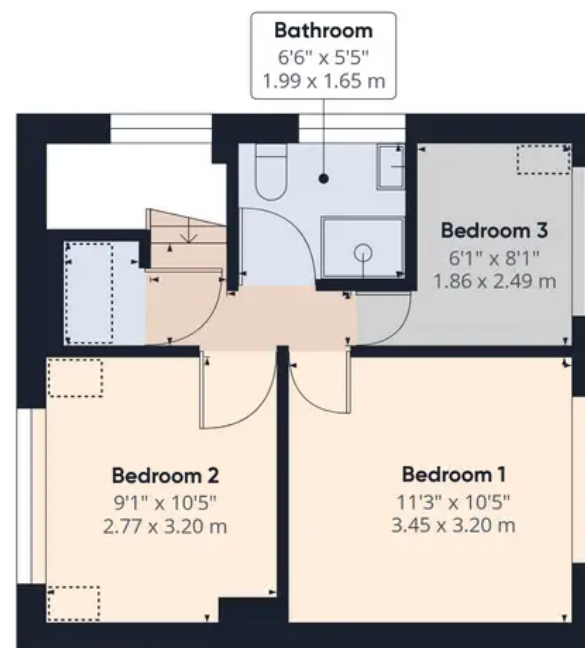
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

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

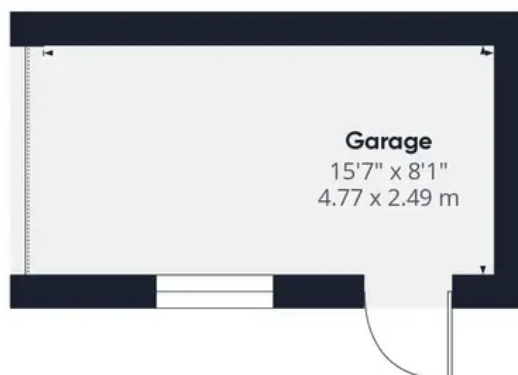




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area<sup>(1)</sup>

949.08 ft<sup>2</sup>

88.17 m<sup>2</sup>

Reduced headroom

15.33 ft<sup>2</sup>

1.42 m<sup>2</sup>

(1) 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.

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