



The Hawthorns, Ecclestone

PR7 5QN



£240,000



Three bed semi detached property offering just under 1200 square feet of versatile accommodation on a good sized plot in a popular location within the village, within easy reach of amenities, primary transport routes and schools. Available with no upward chain.

The driveway can accommodate several vehicles and leads to the detached garage and the main entrance. Step into the hallway and from there to the spacious living room with dining area to the rear opening to the conservatory with patio doors to the garden. The kitchen comprises a range of wall and base units with integrated gas hob, electric oven and grill and space, power and plumbing for other appliances including the Worcester combi boiler.

Completing the ground floor are bedroom three, the wet room comprising floating wash hand basin, mixer shower and ladder heated towel rail, and a separate wc.

Externally the south east facing garden is mainly laid to lawn bordered by mature planting.

Back inside to the first floor, are two good sized double bedrooms with access to eaves storage.



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Council Tax band: C

Tenure: Freehold

- Semi detached property
- Good sized plot
- Three bedrooms
- c 1200 square feet of versatile accommodation
- Conservatory



## HOME TRUTHS

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

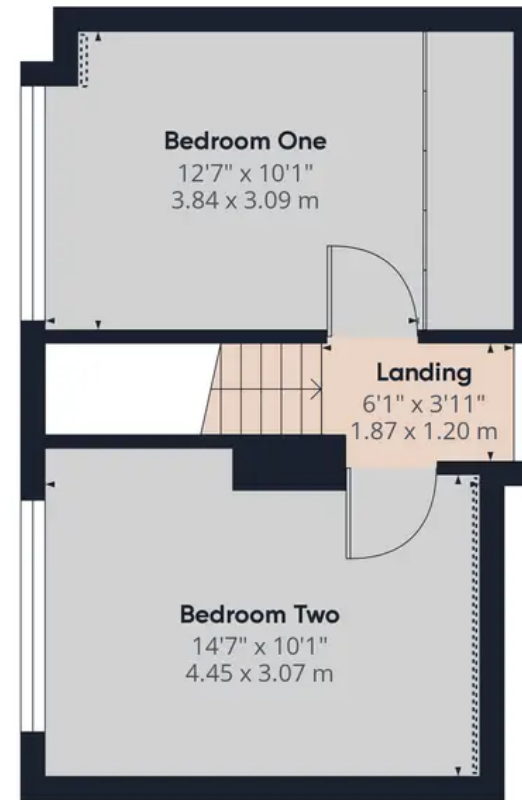
Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[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>

1198.33 ft<sup>2</sup>

111.33 m<sup>2</sup>

Reduced headroom

2.67 ft<sup>2</sup>

0.25 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.

GIRAFFE360