

New Street, Ecclestone

PR7 5TW





On a quiet cul de sac overlooking a lovely nature area this spacious, four bedroom, modern mews property benefits from nearly 1300 square feet of accommodation making it a stunning family home.

To the front the driveway holds two vehicles and leads to the main entrance. Step into the hallway with high quality laminate flooring and cloakroom comprising wash hand basin and wc. The new breakfast kitchen comprises a range of wall and base units with quartz work surfaces and etched drainer, Quooker tap, larder cupboard, electric oven and grill, microwave, induction hob, dishwasher and washing machine.

To the rear, the large reception room has integrated gold HDMI cabling for a wall mounted TV and sound bar and overlooks the garden.

The west facing and private rear garden benefits from the afternoon and evening sunshine and also has home office and dog run.



The second floor houses the spacious master suite with views over trees and fields, storage, dressing area and en suite comprising wc, wash hand basin, mixer shower in corner cubicle and airing cupboard housing the combi boiler. In addition to eaves storage there is ladder access to the insulated and boarded loft.

Close to village amenities and primary transport routes, and in the catchment area for excellent schools this family home has plenty to offer. Do give us a call to arrange a viewing and make it yours. Council tax D, EPC C, Leasehold £150 per annum.



HOME TRUTHS

Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

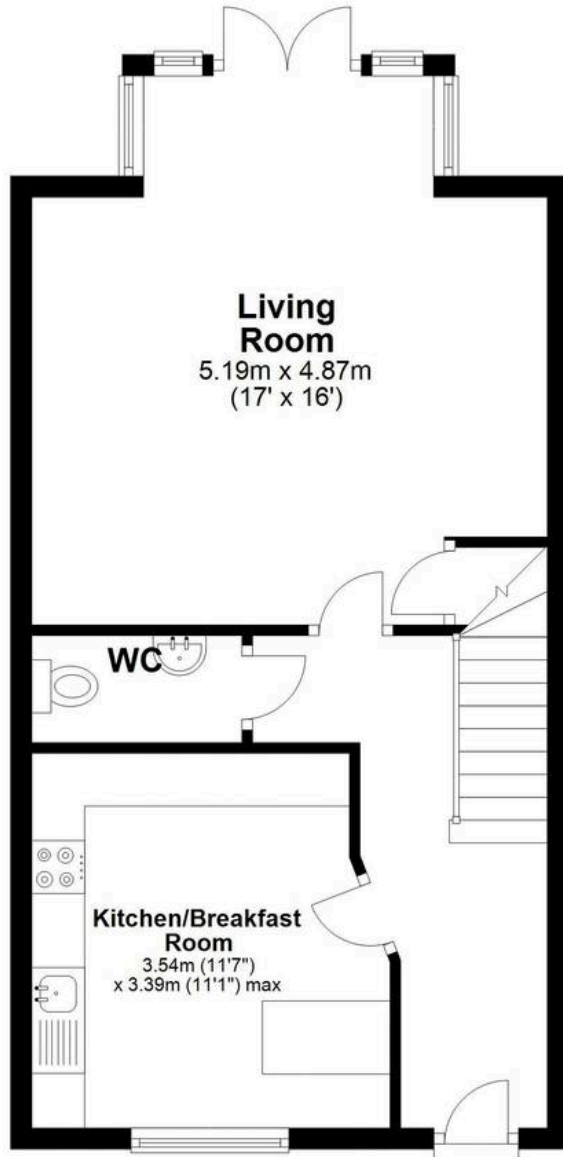
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk



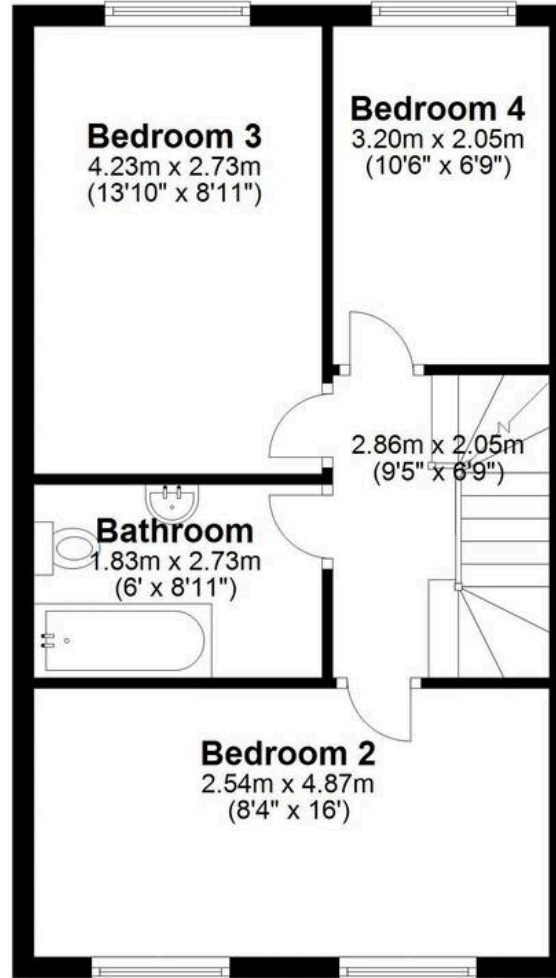
Ground Floor

Approx. 46.0 sq. metres (494.9 sq. feet)



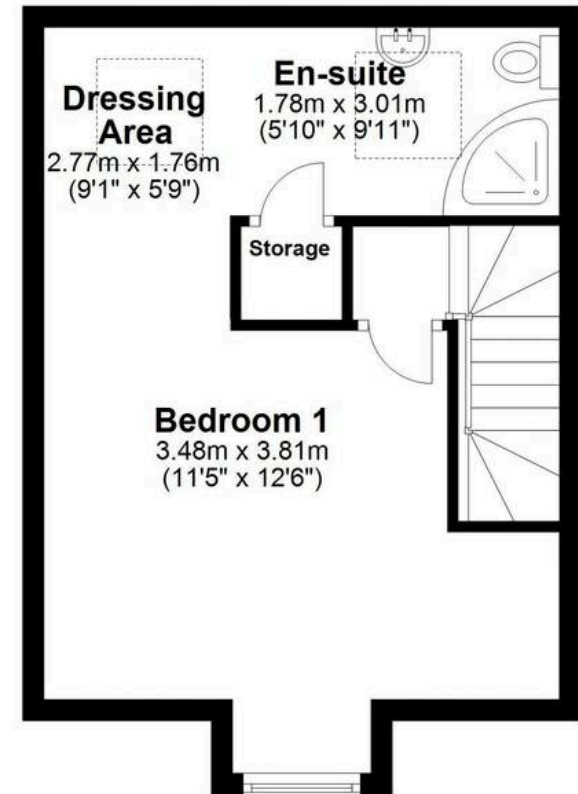
First Floor

Approx. 42.8 sq. metres (461.1 sq. feet)



Second Floor

Approx. 31.8 sq. metres (342.8 sq. feet)



Total area: approx. 120.7 sq. metres (1298.9 sq. feet)

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