



The Green, Ecclestone

PR7 5TJ

£555,000



Beautiful and spacious detached period property with four double bedrooms and versatile accommodation in the catchment area for excellent schools and close to primary transport routes, countryside walks and village amenities. To the front the carriage driveway is block paved with extensive parking and leads to the main entrance. Step into the vestibule and then into the welcoming hallway with beautiful, panelled staircase leading off. The bay fronted sitting room is lovely and bright and benefits from remote controlled living flame gas fire in limestone hearth. To the rear the heart of the house comprises a range of wall and base units topped by mirrored quartz work surfaces with etched drainer and integrated appliances including double electric oven and grill, ceramic hob, microwave, dishwasher and refrigerator. A stable door leads outside and there is plenty of space for both dining and comfortable furniture. Leading off is the large conservatory overlooking the garden, and a separate utility room houses the Ideal combi boiler and has space, power and plumbing for additional appliances as well as a cloakroom comprising hand basin and wc. Finally, the large garage gives plenty of additional storage and is even big enough to park a car in. Externally, the south west facing rear garden is very private with sun terrace, secure area to the side, and is mainly laid to lawn with several seating areas to take advantage of the sun at different times of the day. There is access to Enfield Close through double gates meaning that a motorhome or caravan can be safely stored on hard standing, and there is a fully insulated home office with power and light for working from home.

Back inside, carpeted stairs lead to the first floor landing with ladder access to the partially boarded loft. Bedrooms one and three are in a separate section, separated by a bathroom comprising fully tiled elevations, mixer shower in cubicle, wc, wash hand basin in vanity and ladder heated towel rail. Bedroom two is to the front and benefits from a private lounge, with bedroom four to the rear. Completing the first floor the family bathroom comprises fully tiled elevations, mixer shower in cubicle, ladder heated towel rail, wc and wash hand basin in vanity. This delightful family home has nearly 2,300 square feet of accommodation and is ready to call home.

- Striking period property
- Versatile accommodation
- Four double bedrooms
- Home office
- Plenty of parking



HOME TRUTHS

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

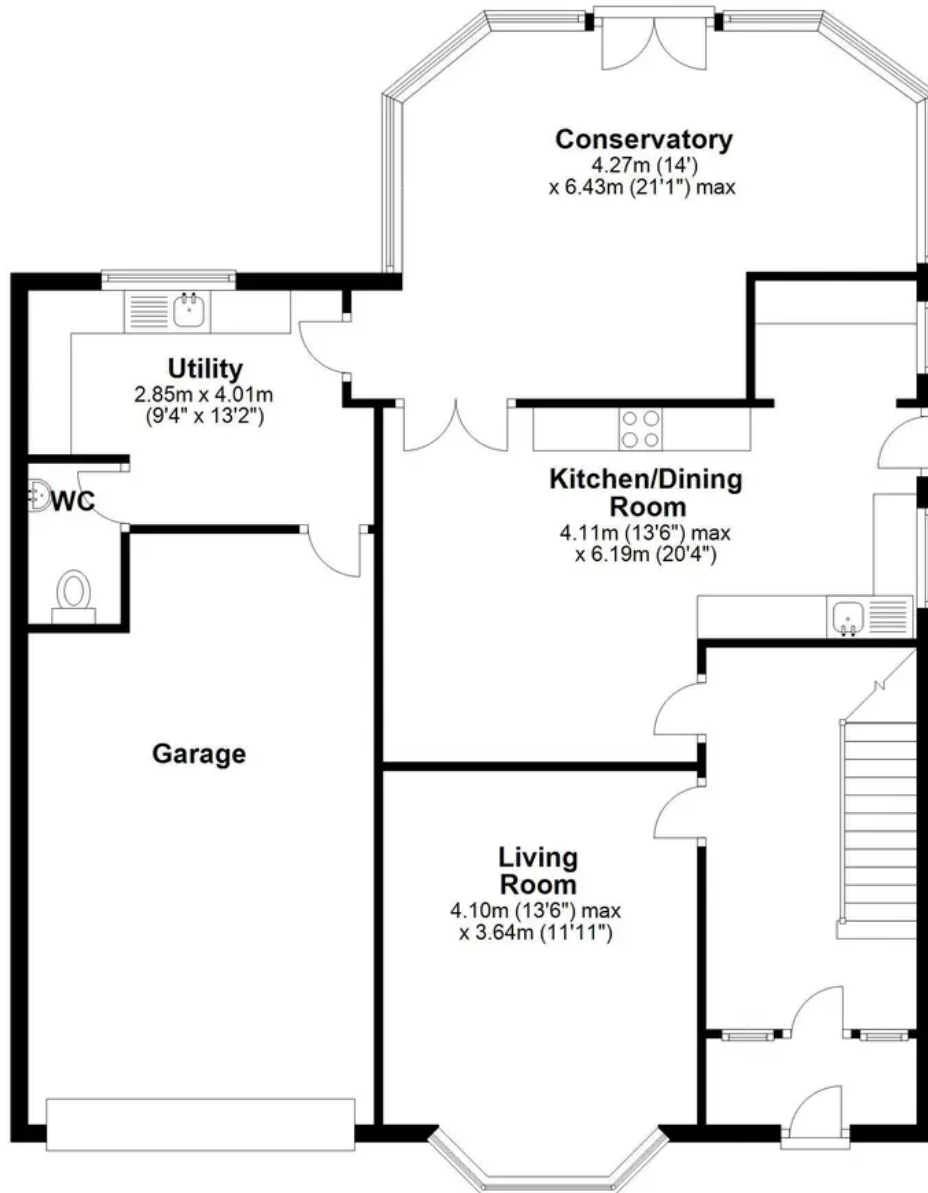
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244 Spendmore Lane, Coppull, PR7 5DE
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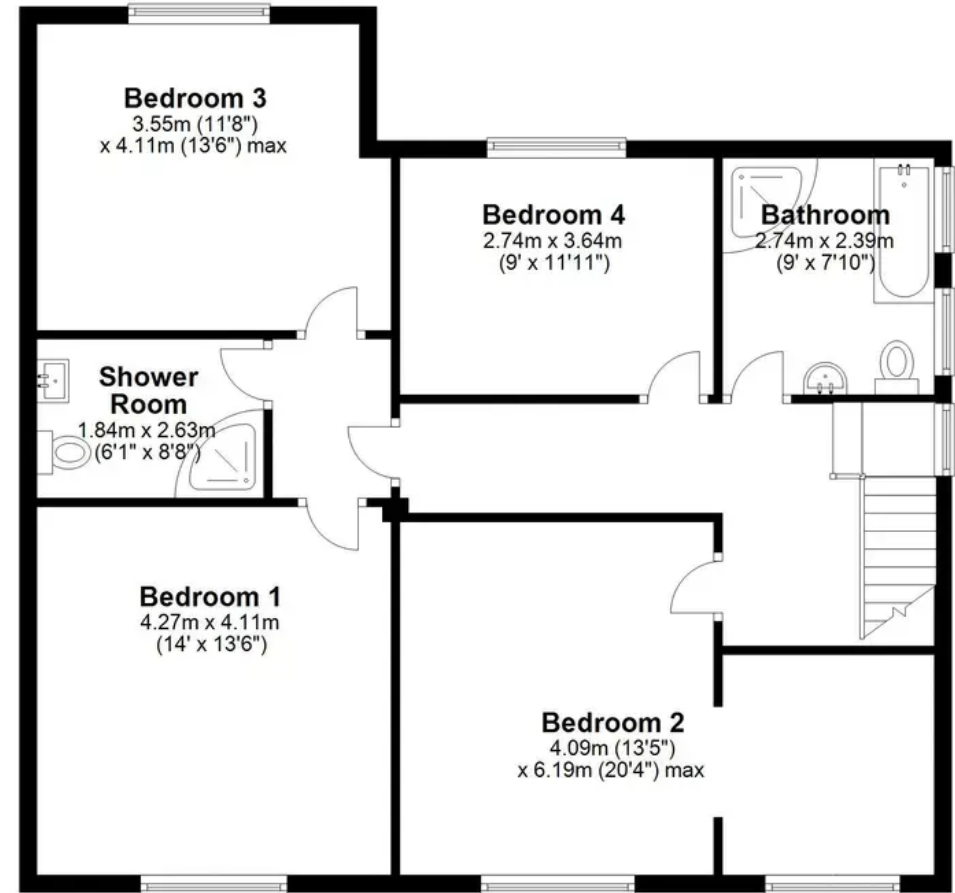
Ground Floor

Approx. 120.8 sq. metres (1300.2 sq. feet)



First Floor

Approx. 92.2 sq. metres (992.1 sq. feet)



Total area: approx. 213.0 sq. metres (2292.3 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.