



The Green, Ecclestone

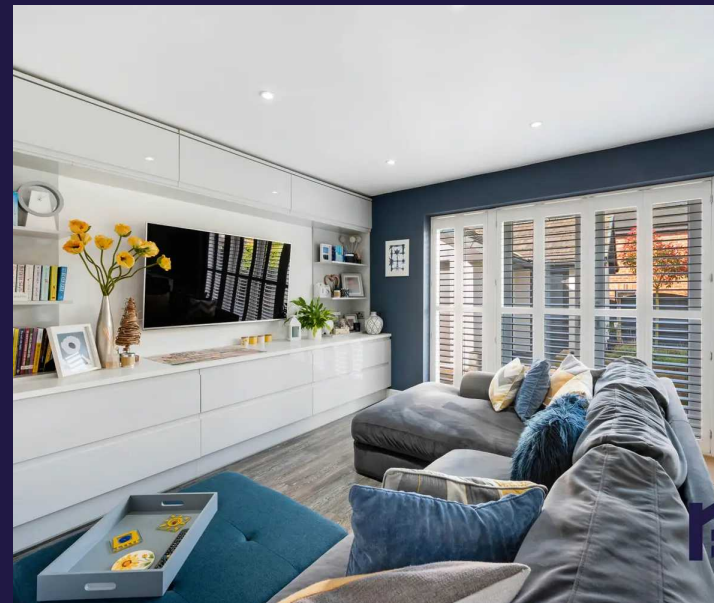
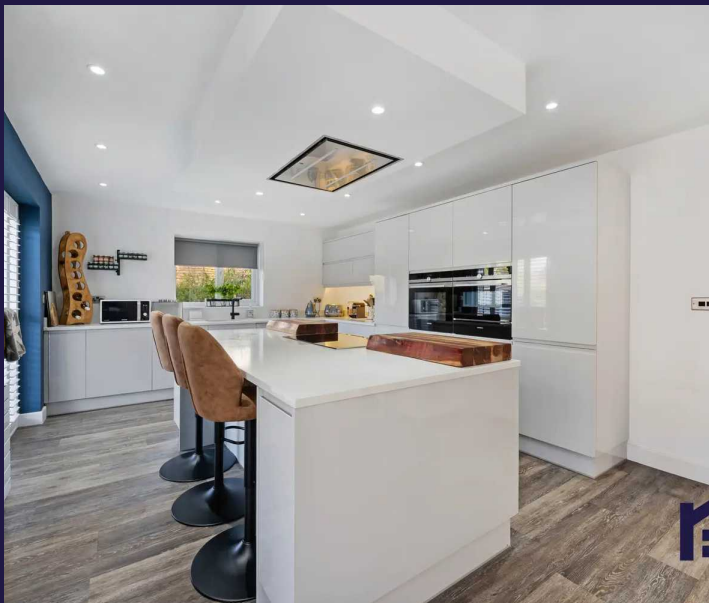
PR7 5SX



£595,000

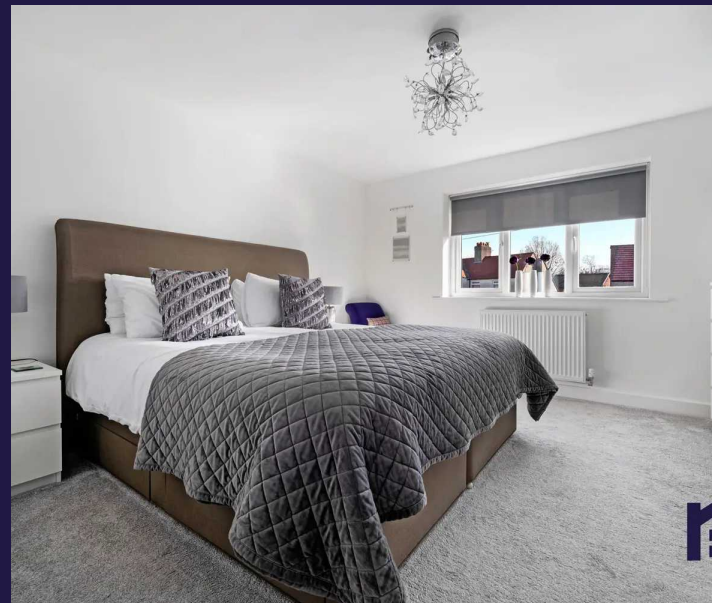
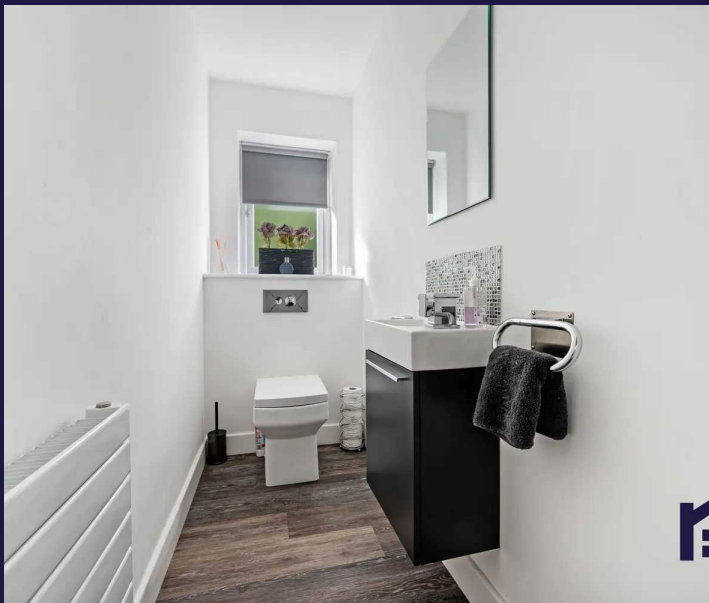


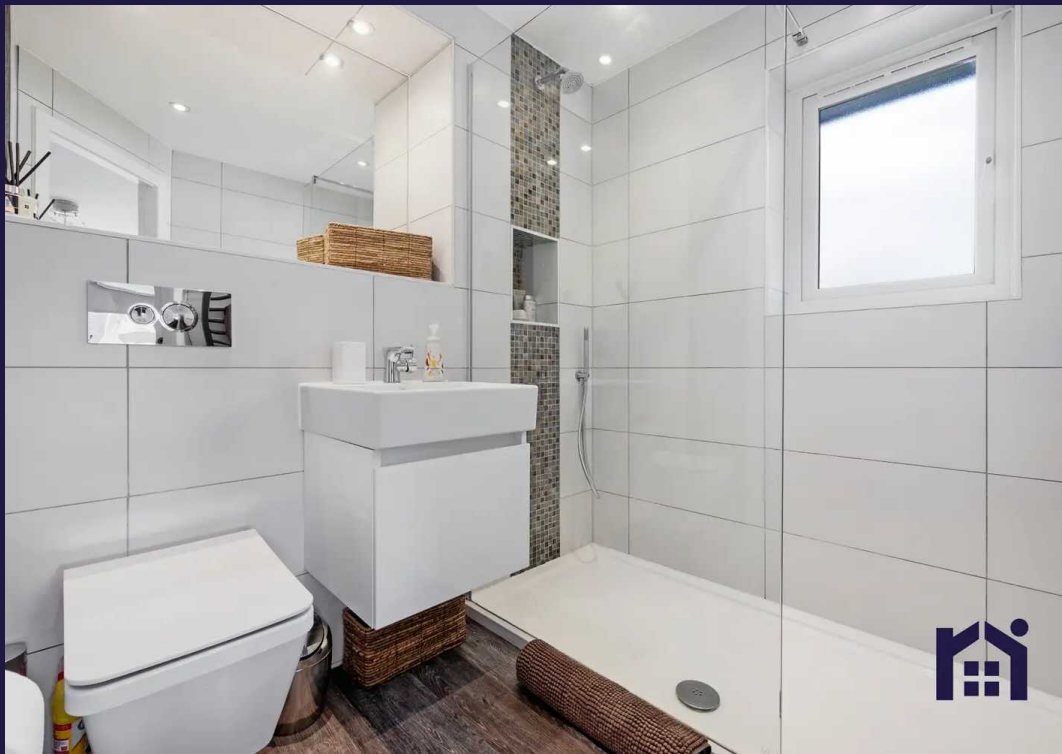
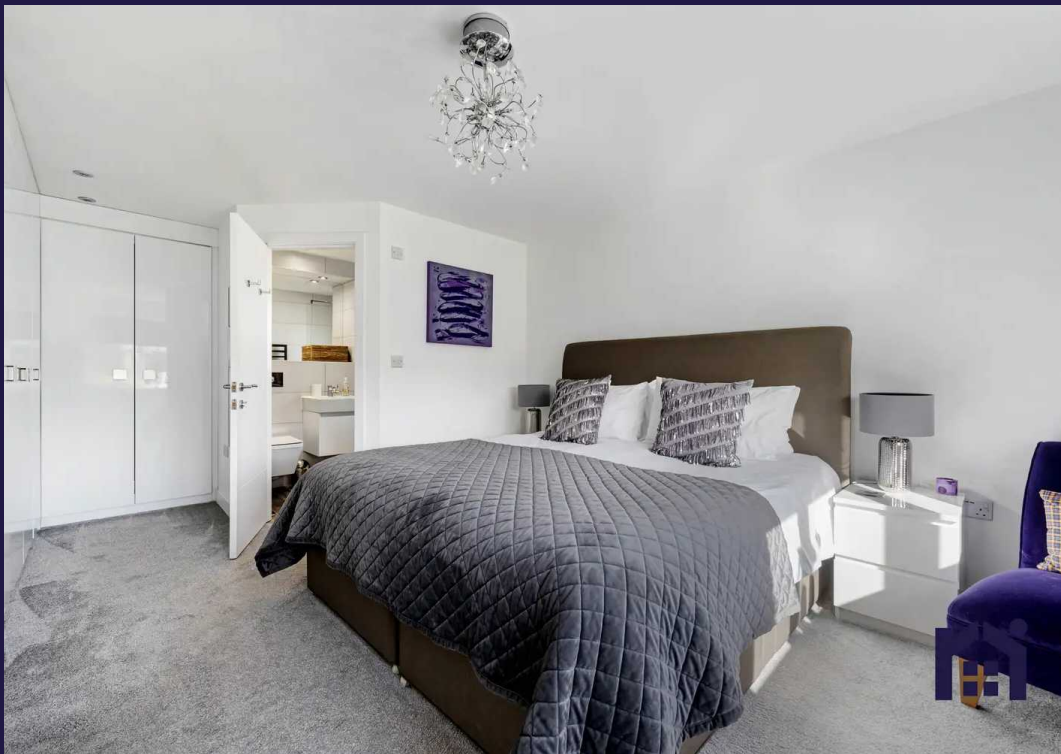
Fabulous, individual detached property with four double bedrooms and c1900 square feet of energy efficient accommodation in the heart of the village, within easy reach of all amenities, excellent schools and primary transport routes. Set back from the road, screened by mature planting and with gated entry, the tarmac driveway can accommodate several vehicles and leads to the detached garage and main entrance. Step into the welcoming hallway with luxury vinyl tiling that runs through most of the ground floor, and cloakroom comprising wc and wash hand basin on floating vanity. To the front are the living room with wood burning stove and the separate dining room which would also make an excellent snug or home office. To the rear, the sumptuous heart of the house has plenty of space for both dining and comfortable furniture, and the kitchen comprises a range of wall and base units topped by granite work surfaces with etched drainer, central island and integrated appliances including induction hob, dual multi function ovens, warming drawer, refrigerator, freezer and dishwasher. Completing the ground floor is the separate utility room with additional storage, quartz work surfaces and space, power & plumbing for additional appliances. Step outside into the west facing garden which is just designed for relaxation and entertainment with lawn, mature planted screening and raised beds all bordering the sun terrace. The garage has electrically operated concertina door, power and light and additional storage space.





Back inside, stairs lead to the first floor landing with ladder access to the part boarded loft with light which also houses the Viessman combi boiler. Bedroom one benefits from a long run of fitted wardrobes making a lovely dressing area and delightful en suite comprising mixer shower in walk in cubicle, wc, wash hand basin on floating vanity, ladder heated towel rail and fully tiled elevations. Bedroom two also has built in wardrobes with bedrooms three and four being comfortable doubles, one of which is currently enjoying life as a spacious home office. The family bathroom comprises rainfall mixer shower in cubicle, bath, wc, wash hand basin on floating vanity, fully tiled elevations and ladder heated towel rail. Built to exacting standards in 2018 this executive property is beautifully presented throughout.









Fabulous, individual detached property with four double bedrooms and c1900 square feet of energy efficient accommodation in the heart of the village, within easy reach of all amenities, excellent schools and primary transport routes.

Council Tax band: F

Tenure: Freehold

- Striking, individual detached property
- Four double bedrooms
- Beautifully presented throughout
- First class family room
- Ample parking
- Almost 1900 square feet of accommodation



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





Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾
1893.94 ft²
175.95 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.