HOME TRUTHS

The Green, Eccleston

PR7 5SU

In Excess of £215,000

Good size three bedroom semi detached property with garage and off road parking in the heart of the village, within easy reach of schools and amenities and offering over 1,000 square feet of accommodation. Available with no upward chain.

The block paviour driveway can accommodate a number of vehicles and leads to the garage and the main entrance. Step into the vestibule and from there to the living room with gas fire in hearth, and which flows into the dining room to the rear.

The breakfast kitchen comprises a range of wall and base units with breakfast bar, electric hob, double electric oven and grill, refrigerator & freezer, and space, power and plumbing for additional appliances.

Externally, to both the front and rear, the gardens are laid to lawn bordered by mature planting and the garage has up and over and internal door, power and light.

Back inside to the first floor, bedrooms one and two are spacious doubles with bedroom three a comfortable single. The bathroom comprises tiled flooring and elevations, bath with electric shower over, wc and wash hand basin.

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Tenure: Freehold

- Semi detached property
- Three good sized bedrooms
- Garage and driveway
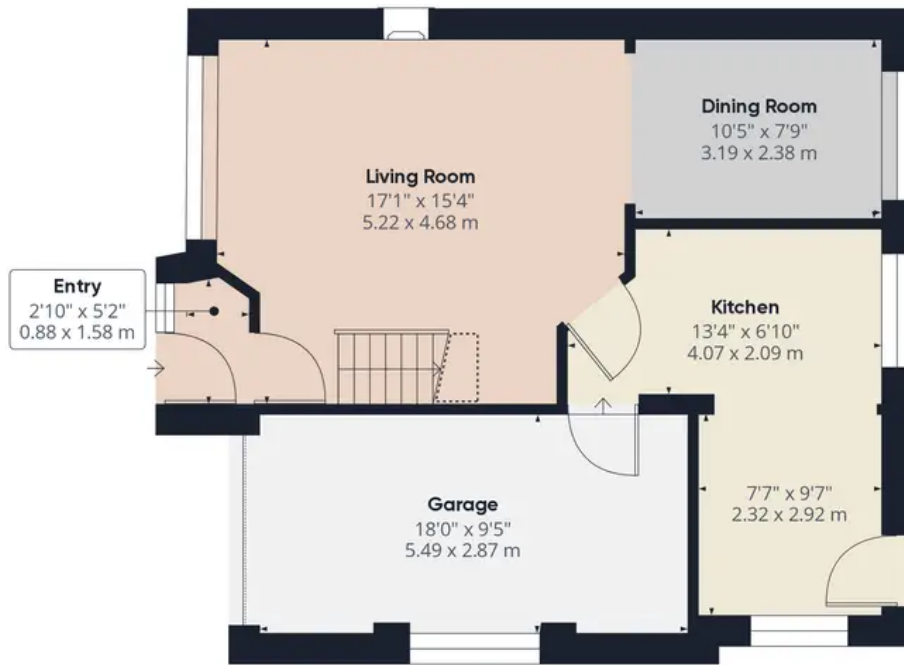- Close to amenities
- Virtual 360 tour
- No upward chain

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
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Living Room
17'1" x 15'4"
5.22 x 4.68 m

Dining Room
10'5" x 7'9"
3.19 x 2.38 m

Entry
2'10" x 5'2"
0.88 x 1.58 m

Kitchen
13'4" x 6'10"
4.07 x 2.09 m

7'7" x 9'7"
2.32 x 2.92 m

Garage
18'0" x 9'5"
5.49 x 2.87 m

Floor 1

Bedroom One
14'2" x 9'1"
4.33 x 2.79 m

Bedroom Two
13'5" x 9'1"
4.11 x 2.78 m

Bathroom
8'5" x 5'8"
2.58 x 1.74 m

Bedroom Three
10'6" x 5'8"
3.21 x 1.73 m

Floor 2

Approximate total area[1]
1042.06 ft²
96.81 m²

Reduced headroom
13.61 ft²
1.26 m²

(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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