



New Mill Street, Ecclestone

PR7 5FT

In Excess of £365,000





Spacious and stylish four bedroom detached family home with almost 1400 square feet of accommodation, in a popular and sought after residential area close to village centre amenities, excellent schools and primary transport routes. To the front the driveway can accommodate up to three vehicles and leads to the garage, with power and light, and the main entrance via the garden bordered by mature hedging. Step into the welcoming entrance hallway with understair storage and large cloakroom comprising floating wash hand basin, wc and airing cupboard. Leading off is a large living room and a separate home office. To the rear of the property, the heart of the house has plenty of space for dining and comfortable furniture with lots of natural light. The kitchen has central island plus a range of wall and base units with integrated freezer, refrigerator, electric hob, double electric oven and grill and dishwasher. A very cleverly positioned large cupboard houses the washing machine and tumble drier. Step outside via one of two sets of patio doors into the private, southeast facing rear garden which is mainly laid to lawn with two sun terraces, and has covered storage and bespoke bar so you can relax and entertain with friends and family. Back inside stairs lead up to the first floor landing with loft access and linen cupboard. Bedroom one has fitted wardrobes and benefits from en suite with floating wash hand basin, wc, ladder heated towel rail and mixer shower in cubicle. There are two further double bedrooms and a comfortable single. The bathroom comprises bath, floating wash hand basin, wc, ladder heated towel rail and mixer shower in cubicle.



Spacious and stylish four bedroom detached family home with almost 1400 square feet of accommodation, in a popular and sought after residential area close to village centre amenities, excellent schools and primary transport routes. Council Tax band: E

Tenure: Freehold

- Executive detached property
- Four bedrooms
- Spacious family room
- Good sized garden and bar
- Virtual tour
- Close to village amenities



HOME TRUTHS
SALES AND LETTING AGENT

Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

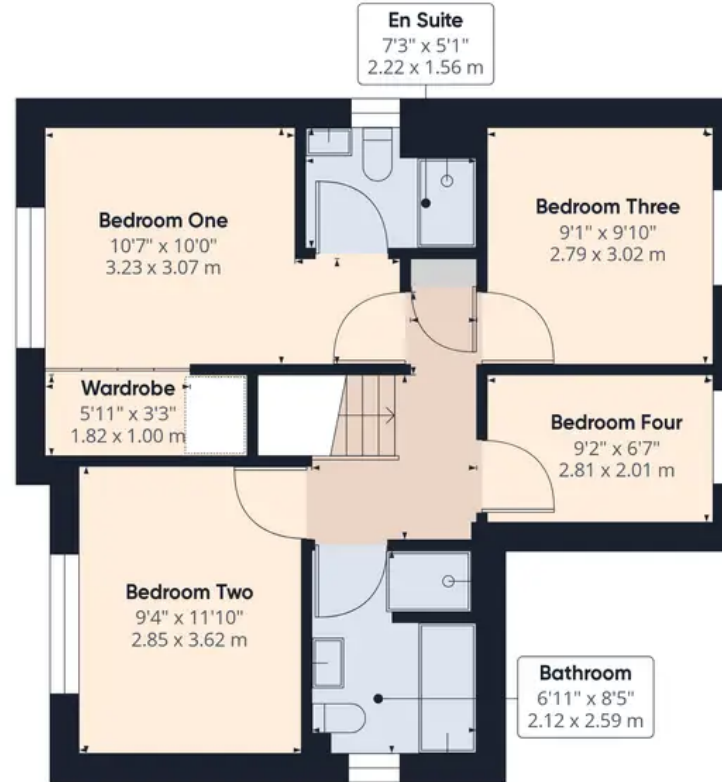
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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

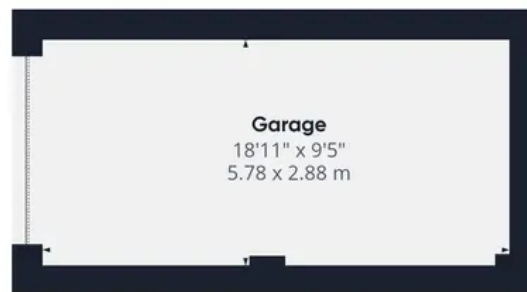




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾
1383.96 ft²
128.57 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.

GIRAFFE360