

HOME  TRUTHS



Larkfield, Ecclestone

PR7 5RN



£225,000



Three bedroom semi detached property in a popular residential area with easy access to village amenities, primary transport routes and countryside walks. With over 1100 square feet of versatile accommodation this family home is available with no upward chain. The driveway can accommodate several vehicles and leads to the detached garage and the main entrance. Step into the hallway with storage cupboard and cloakroom off comprising wash hand basin and wc. The living room has an open fire, with the chimney swept in 2024, and double doors open to the open plan kitchen/dining room. The kitchen comprises a range of wall and base units with freestanding electric cooker with hob and space, power and plumbing for other appliances including the Vaillant combi boiler. Completing the ground floor is a second reception room which can also be used as a downstairs bedroom. Externally the garden is mainly laid to lawn bordered by mature planting. The detached garage benefits from both power and light. Back inside, to the first floor there is access to the boarded loft, two double bedrooms and a comfortable single, all with new carpets and the bathroom comprises panelled bath with electric shower over, wash hand basin, and wc.



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Council Tax band: C

Tenure: Freehold

- Extended semi detached property
- Three bedrooms
- Over 1100 square feet of versatile accommodation
- Virtual tour
- Close to village amenities
- No upward chain



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Ecclestone Branch

265 The Green, Ecclestone, 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⁾

1155.16 ft²

107.32 m²

Reduced headroom

15.39 ft²

1.43 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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