



**HOME TRUTHS**  
SALES AND LETTING AGENT



84 Parr Lane, Eccleston

Chorley



£775,000

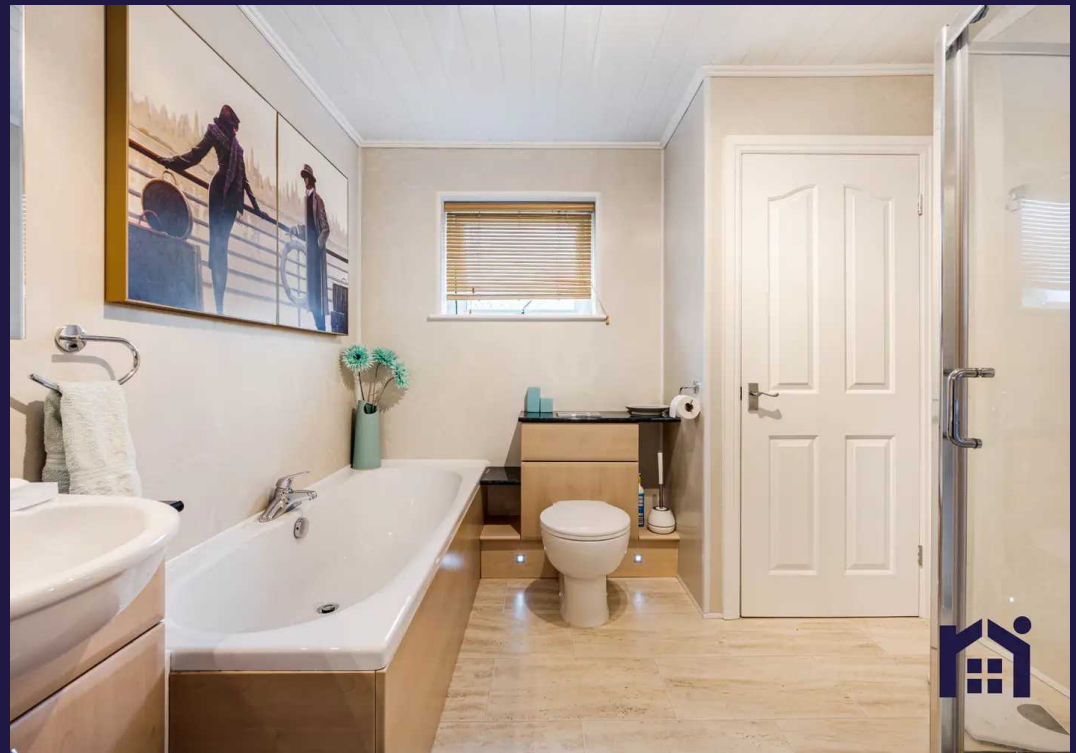


Stylish and spacious four bedroom detached property with over 2,700 square feet of versatile accommodation, guest suite and elegant reception rooms, private gardens to the front and rear, in a sought after location on the outskirts of the village. Set well back from the lane behind mature hedging and lawn, the tarmac driveway leads through the imposing gates to the garage with electric door, and the main entrance. Step into the vestibule and from there into the welcoming hallway with office area leading off, and cloakroom comprising wc and wash hand basin. To the front, the serene living room benefits from a bay for additional space, and to the rear the second reception divides naturally into a dining area and sitting room with multifuel stove for cosy winter nights. The dining kitchen comprises a range of wall and base units with integrated gas hob, double electric oven and grill, microwave, refrigerator, freezer and dishwasher. A separate utility room has space power and plumbing for additional appliances. Completing the ground floor, the large conservatory overlooks the garden. Step outside into the private, northwest facing garden with lawn bordered by mature planting, seating areas, summer house and delightful pavilion from which to survey the grounds.

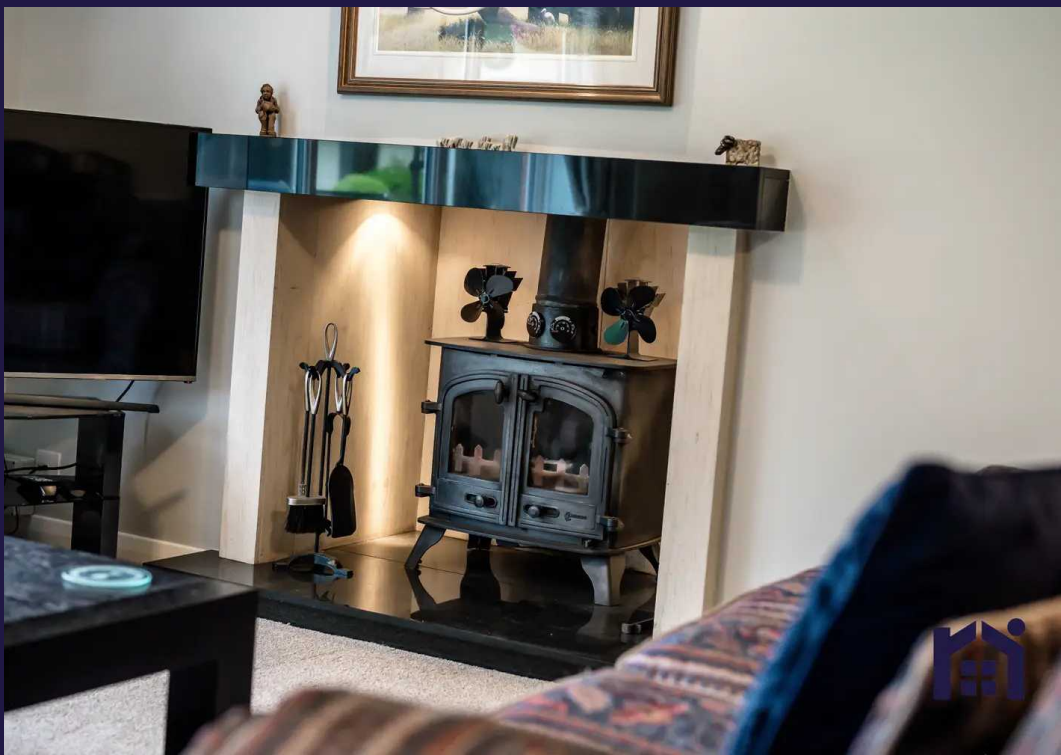


Step outside into the private, northwest facing garden with lawn bordered by mature planting, seating areas, summer house and delightful pavilion from which to survey the grounds. Back inside, stairs lead to the first floor landing, with access to all rooms. The very spacious bedroom one is to the rear with a range of fitted storage and en suite comprising bath, his and hers wash hand basins on vanity, wc, mixer shower in cubicle and linen cupboard. Bedroom two is equally spacious and offers a guest suite with ante room, bedroom and en suite comprising electric shower in cubicle, wc, wash hand basin and ladder heated towel rail. Bedroom three is also a double with bedroom four a very comfortable single. The family bathroom comprises Karndean flooring, bath with screen and mixer shower over, electric shower in cubicle, wc, bidet, and his and hers wash hand basins on vanity. Within easy reach of village amenities, excellent schools and countryside walks this is a first class family home.









Stylish and spacious four bedroom detached property with over 2,700 square feet of versatile accommodation, guest suite and elegant reception rooms, private gardens to the front and rear, in a sought after location on the outskirts of the village. Council Tax band: F

Tenure: Freehold

- Individual detached property
- Four bedrooms
- Over 2,700 square feet
- Spacious grounds
- Ample parking



Eccleston Branch

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Coppull Branch

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Floor 1 Building 1



Floor 2 Building 1



Approximate total area<sup>(1)</sup>

2789.46 ft<sup>2</sup>


259.15 m<sup>2</sup>

Reduced headroom

2.16 ft<sup>2</sup>

0.2 m<sup>2</sup>

(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.

GIRAFFE 360