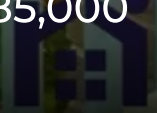




Balmoral Road, Ecclestone

PR7 5ST

£285,000





Good sized three bedroom semi detached property on a corner plot in a popular residential area with ample off road parking, double garage and plenty of potential to extend. Within easy reach of village amenities, countryside walks and excellent schools this is a lovely family home. Step into the vestibule and from there to the spacious living room with stairs leading off. To the rear the newly fitted dining kitchen comprises a range of wall and base units with granite work surfaces, inset sink and etched drainer. Integrated appliances are mainly by Neff and include induction hob, microwave, eye level oven and grill, refrigerator, freezer, dishwasher and wine cooler. Carpeted stairs lead up to the first floor landing with ladder access to the part boarded loft with light. Bedrooms one and two are both doubles with the former having fitted wardrobes, with bedroom three being a comfortable single. The bathroom comprises bath with screen and mixer shower over, wash hand basin on vanity, wc with concealed cistern and ladder heated towel rail. Externally there are gardens to the front, side and rear with sun terrace and large dog run. The garage has power and light and there is a utility room with space, power and plumbing for additional appliances.



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Council Tax band: C

Tenure: Freehold

- Three bedroom semi detached property
- Large, detached double garage
- Substantial corner plot
- Recently fitted dining kitchen
- Virtual tour
- Close to amenities



HOME  TRUTHS

Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

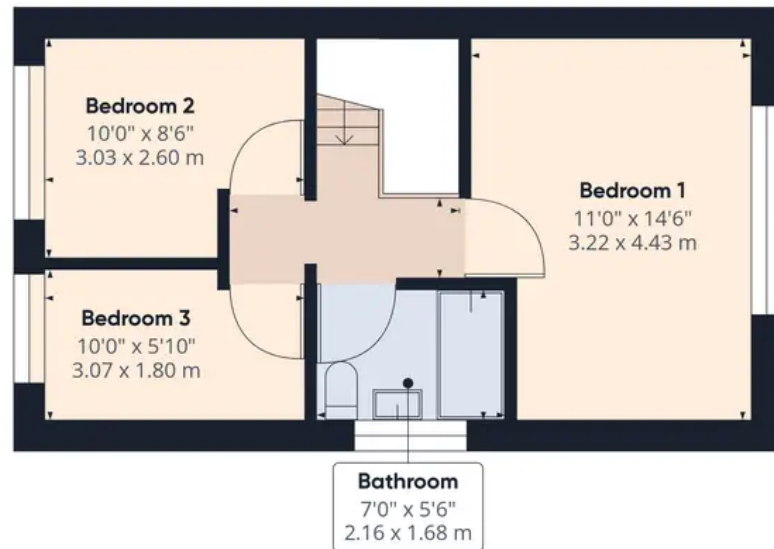
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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

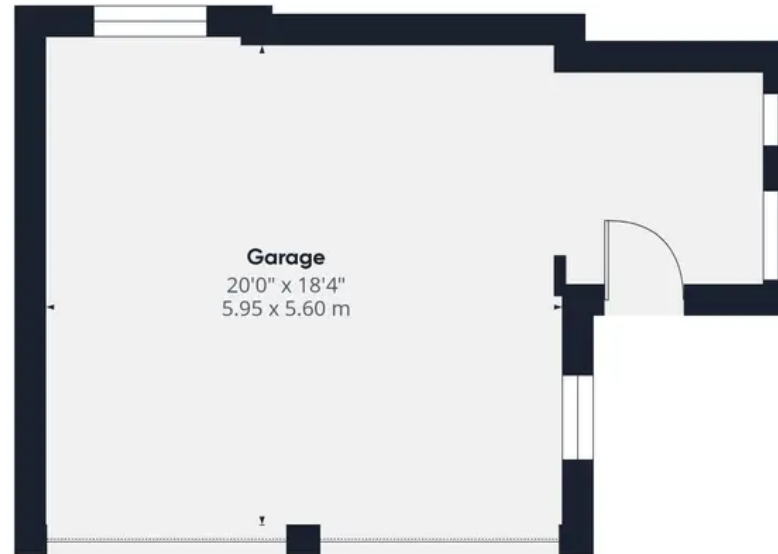




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

1192.1 ft²

110.75 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.

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