

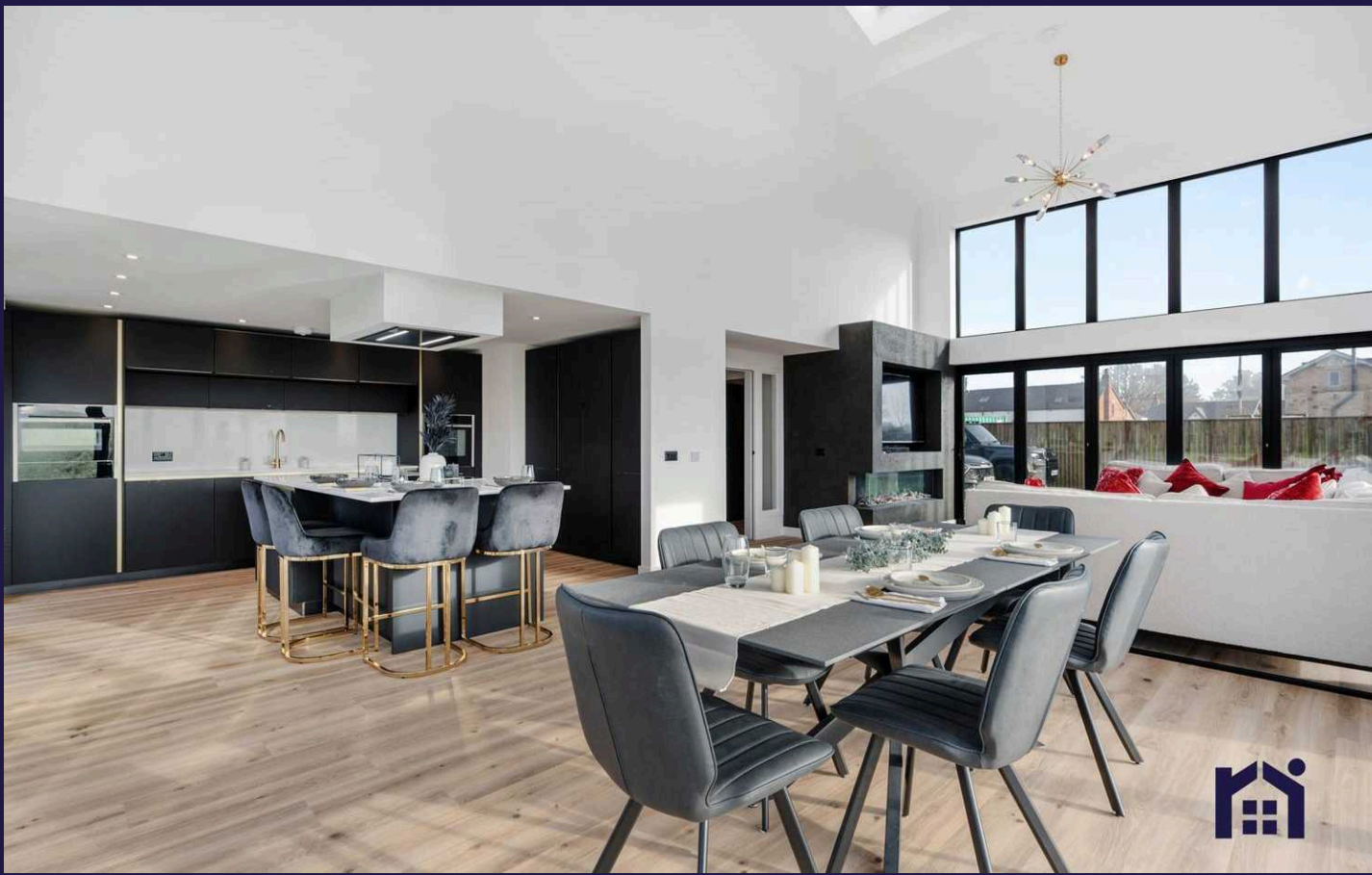
HOME  TRUTHS



Lydiate Lane, Ecclestone

PR7 6LX

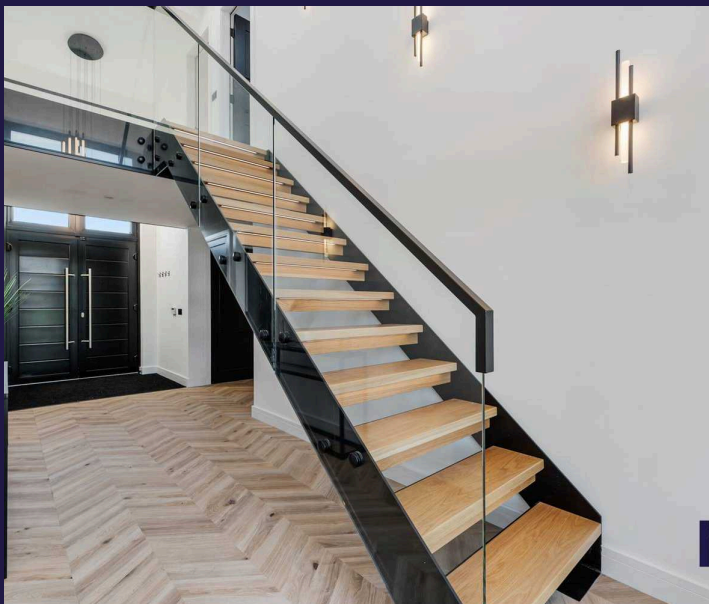




Fabulous, individual five bedroom detached property with large garden and delightful views to the rear over open countryside. With almost 2,300 square feet of accommodation this wonderful family home is available with no upward chain.

Electric gates slide open to the gravelled driveway which can accommodate up to six vehicles and porcelain tiles lead to the main entrance where double doors invite you in to the welcoming hallway. Leading off are the cloakroom with wash hand basin and wc, plant room and utility/boot room.

The living room has plenty of space for both dining and comfortable furniture with media wall, impressive vaulted ceiling and three banks of bifolding doors to maximise both natural light and the views. The bespoke German designer kitchen comprises a range of wall and base units and central island topped with quartz work surfaces and etched drainer. Integrated appliances include induction hob, electric oven and grill, multi oven, full height refrigerator, full height freezer and dishwasher.

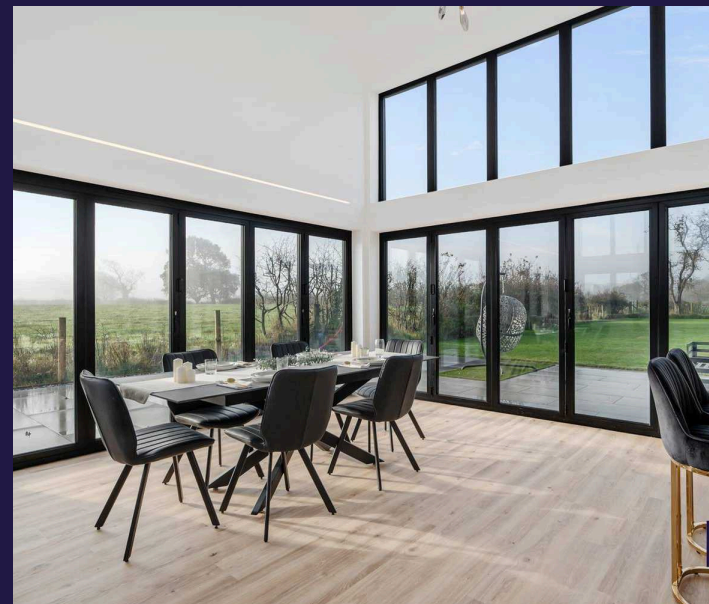


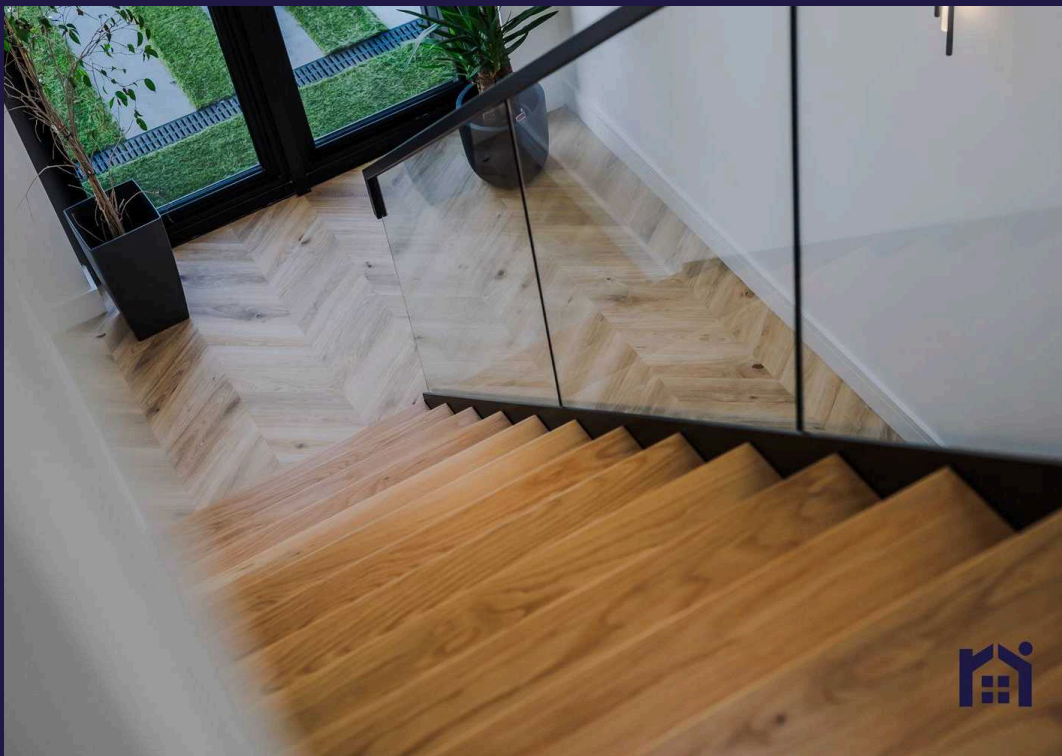
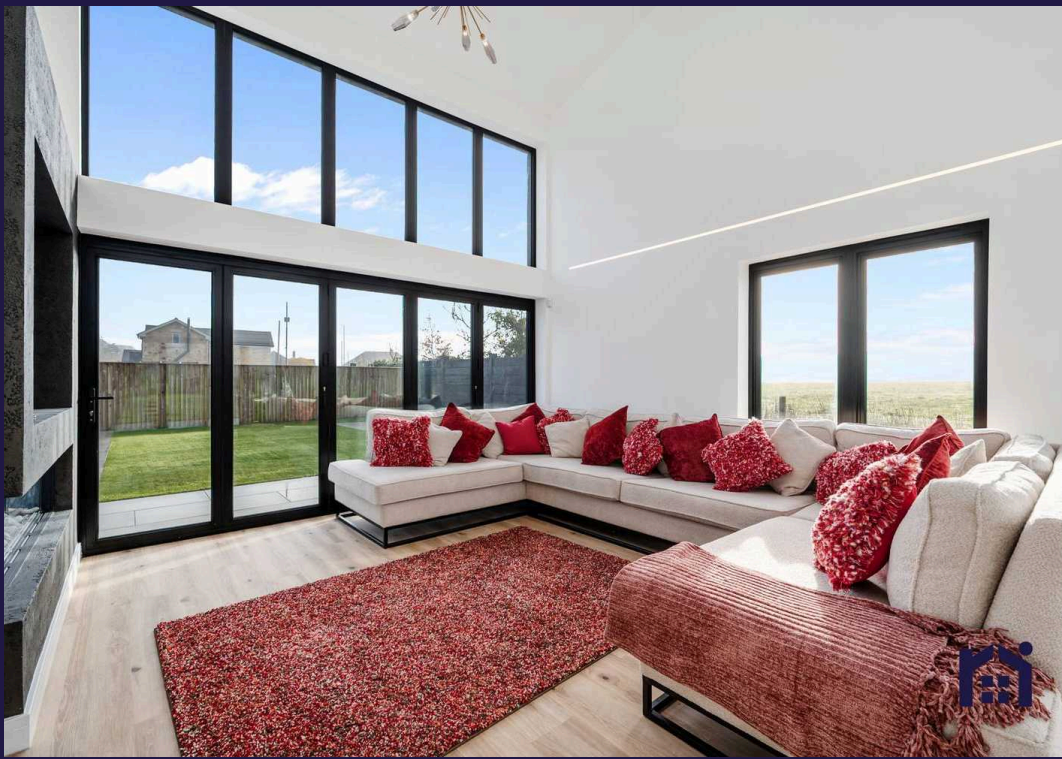


Completing the ground floor is the master suite with spacious bedroom overlooking the garden, and dressing room which leads in turn to the en suite comprising rainfall mixer shower in cubicle, wc and floating wash hand basin.

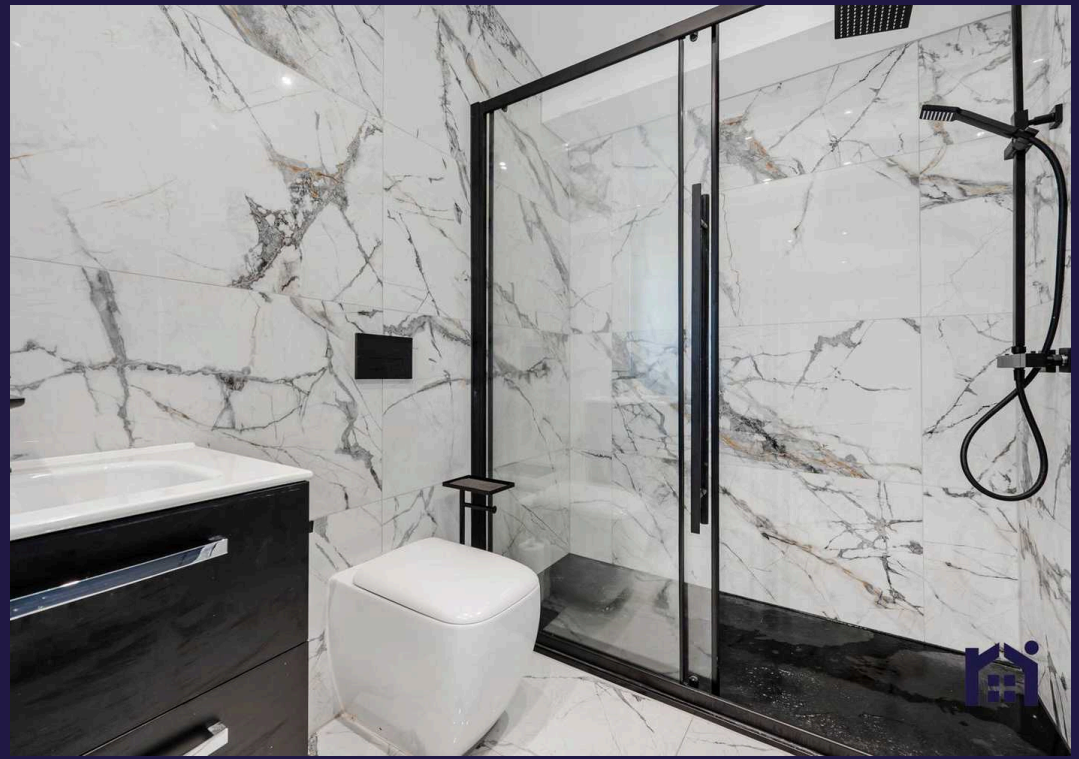
Externally, the property has gardens to three sides with the very private rear garden facing south west having large lawn, and porcelain tiled sun terrace. With hot and cold taps, power and discrete utility area, this is the perfect space in which to relax and entertain.

Back inside a gorgeous contemporary staircase leads to the first floor galleried landing. Bedroom two is to the rear and has en suite comprising fully tiled elevations and flooring, wash hand basin on floating vanity, ladder heated towel rail, wc and rainfall mixer shower in cubicle. Bedrooms three and four can also accommodate double beds with bedroom five being a comfortable single. The family bathroom comprises fully tiled elevations and flooring, bath, wc, floating wash hand basin, rainfall mixer shower in cubicle and floating wash hand basin.









If you are looking for space, views and a bespoke family home then this one has plenty to offer both inside and out. Do give us a call to arrange a viewing and make it yours. Council tax F, EPC B, Freehold.

- Striking individual property
- Five bedrooms
- Beautiful views over open countryside
- c 2300 square feet of versatile accommodation
- Virtual 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

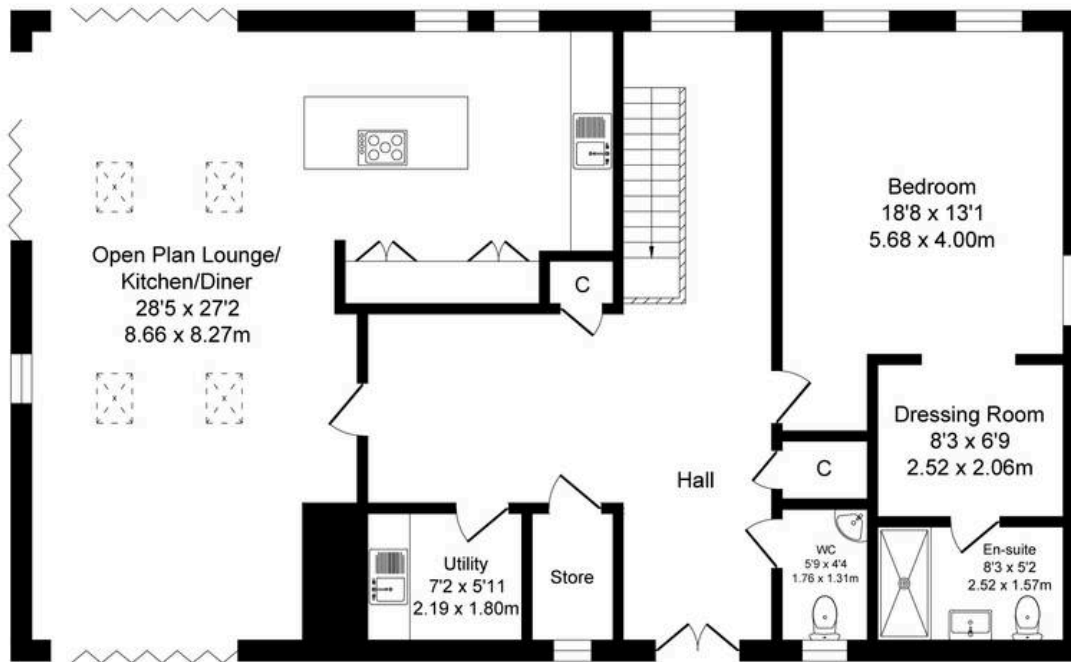
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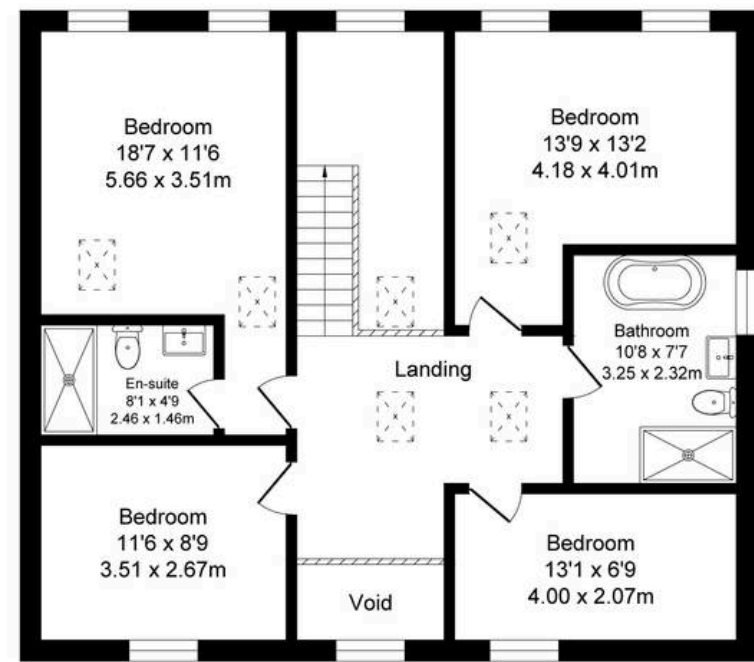
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Total Approx. Floor Area 2290 Sq.ft. (212.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
Approx. Floor Area 1368 Sq.Ft (127.1 Sq.M.)



First Floor  
Approx. Floor Area 922 Sq.Ft (85.7 Sq.M.)