

Bradley Lane, Ecclestone

PR7 5TQ

£210,000



Beautiful, spacious cottage in the heart of Eccleston Village with large kitchen diner, two comfortable bedrooms and delightful rear garden. A lovely cosy house to make a home. The property is garden fronted and the front door opens on to the lovely light lounge with feature log burner fireplace. The lounge gives on to the fantastic dining kitchen which comprises a range of wall and base units with gas hob, electric oven and grill and integrated fridges in the cupboard draws. The separate utility room has space, power and plumbing for other appliances including the combi boiler as well as having plenty of shelf space for storage. The rear garden is divided into rooms with a patio area just outside the door, a path leads down the garden with mature shrubs and planting areas either side. To the rear of the garden is a raised decked area which is the perfect place to entertain and relax. Back inside, wooden stairs lead to the first-floor landing with two great size double bedrooms, the larger one carpeted and the other has laminate flooring. The modern family bathroom comprises panelled bath with shower over, wc, wash hand basin and heated towel rail. Gas centrally heated, double glazed and beautifully presented within walking distance of village amenities and excellent schools, this is a delightful place to call home.



Beautiful, spacious cottage in the heart of Eccleston Village with large kitchen diner, two comfortable bedrooms and delightful rear garden. Available to let immediately.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Two bedroom cottage
- Private rear garden
- Very well presented
- Modern kitchen and bathroom



HOME  TRUTHS

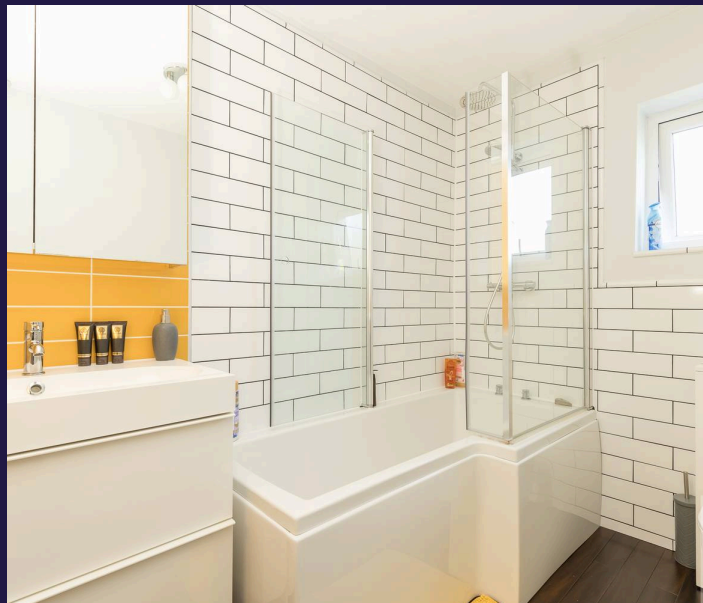
Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

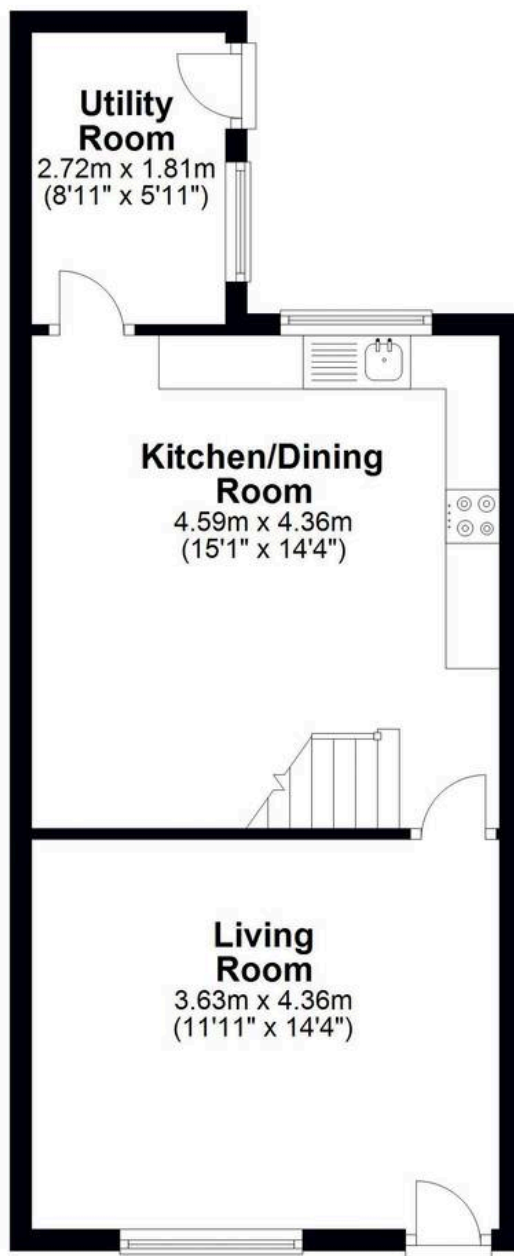
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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



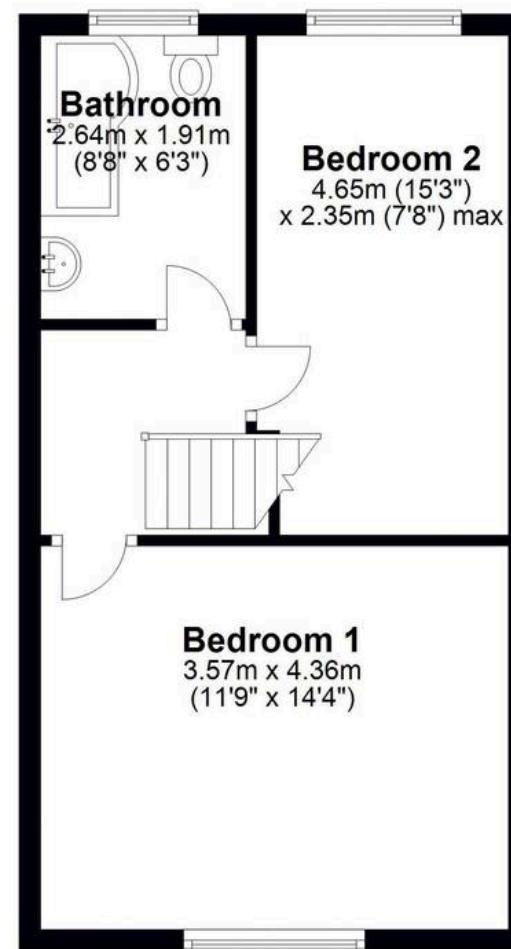
Ground Floor

Approx. 41.4 sq. metres (445.5 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.7 sq. feet)



Total area: approx. 77.7 sq. metres (836.2 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING
Plan produced using PlanUp.