



HOME  TRUTHS

The Green, Eccleston

PR7 5TE



£850 pcm



Folly Cottage is a lovely two bedroom mid terrace period cottage in the sought after village of Eccleston close to all local amenities including shops and catchment area for outstanding schools. There is also a space for off road parking to the rear. Available to let from 2nd June. To the front a path through the rose garden leads to the main entrance. Step into the porch and from there to the hallway. The good sized living room leads to the dining room and kitchen to the rear.

Externally, the rear cottage garden is lovely and private with raised beds and mature planting along with a shed. To the rear is vehicle access which can be used to park one vehicle.

Back inside to the first floor are two bedrooms and the bathroom comprising bath, wc, wash hand basin and airing cupboard.



The property is available now and requires a deposit of £980, including a holding deposit of £196.
Council Tax band: B

EPC Energy Efficiency Rating: C

- Mid terrace cottage
- Village location
- Parking for one car to rear
- Two bedrooms
- Private garden

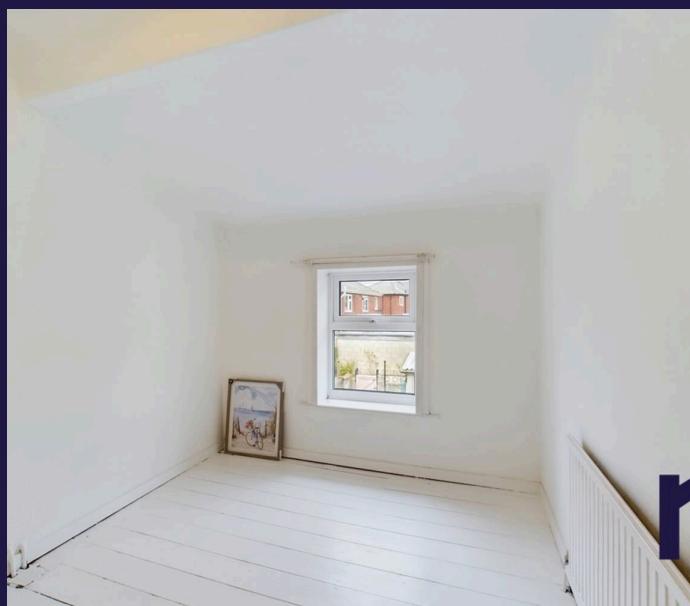


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Eccleston Branch
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslangs.co.uk
office@hometruthslangs.co.uk





Approximate total area⁽¹⁾

607.19 ft²
56.41 m²

Reduced headroom
7.64 ft²
0.71 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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