

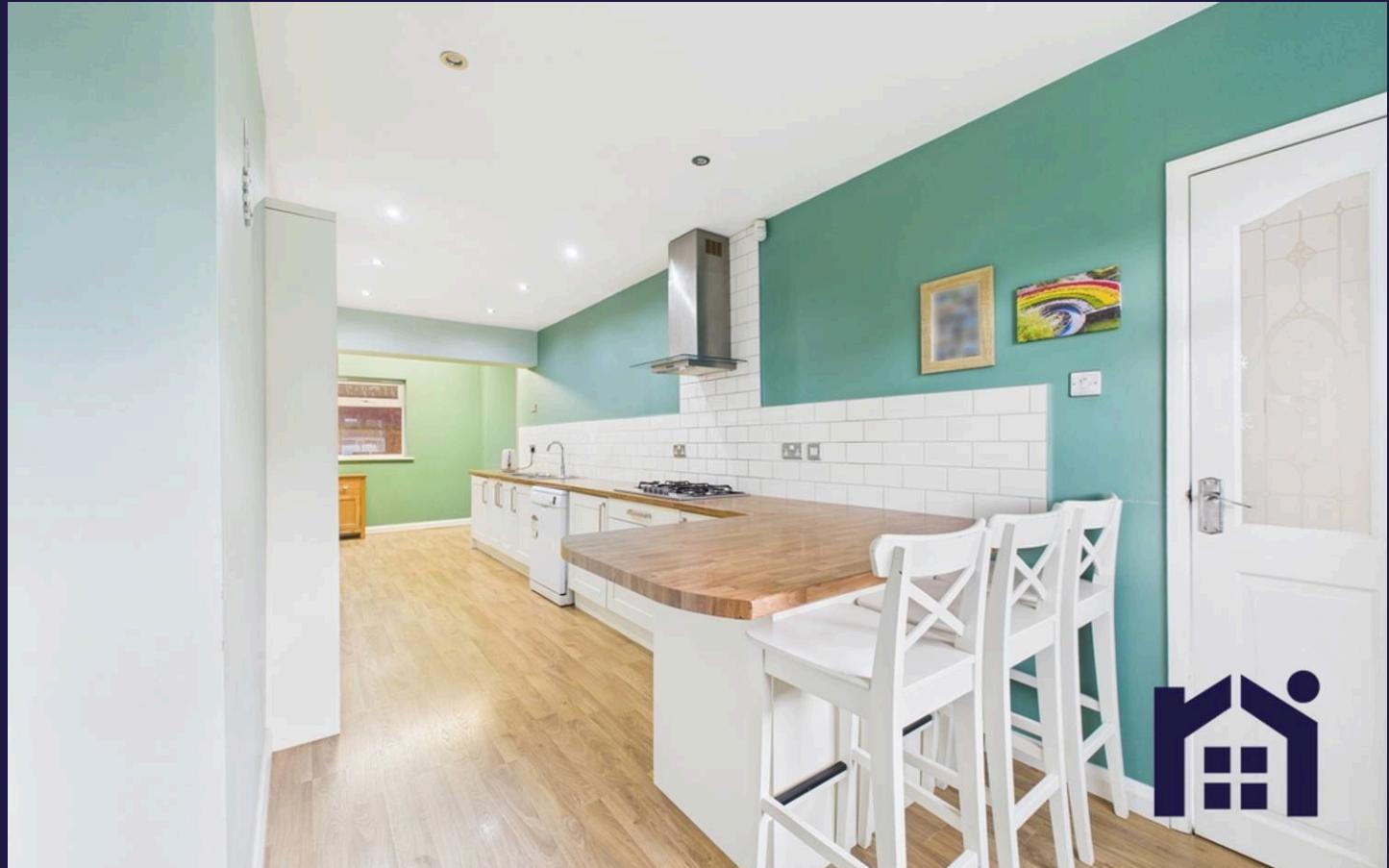
HOME  TRUTHS



Beechfields, Eccleston

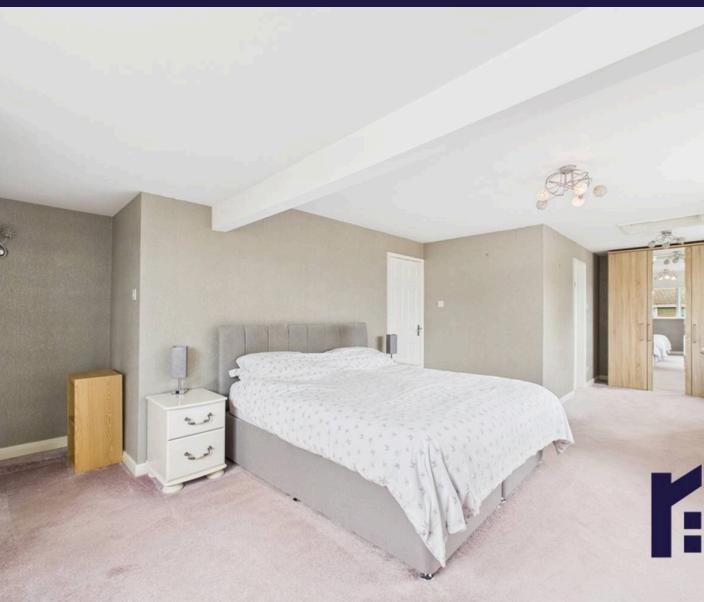
PR7 5RE





Wonderfully spacious extended detached property on a corner plot with four double bedrooms and offering over 1900 square feet of versatile accommodation. Within easy reach of schools and village amenities this is a first class family home. The driveway can accommodate up to four vehicles and path leads across the front garden to the main entrance. Step into the hallway with cloakroom off comprising wc and wash hand basin. To the left, the dining kitchen comprises a range of wall and base units, including larder cupboard, with breakfast bar, five burner gas hob, double eye level electric ovens and space, power and plumbing for appliances.

Leading off is a casual dining area or home office, the utility room and storage. The lovely living room has plenty of natural light from two picture windows and completing the ground floor accommodation is reception two currently operating as both a dining room and office with patio doors overlooking the garden. Step outside onto the sun terrace in the south west facing garden with lawn bordered by raised beds making this a lovely place to play, relax or entertain. Back inside, stairs lead to the first floor landing with airing cupboard housing the Worcester boiler, and ladder access to the part boarded loft with light. The large master bedroom benefits from en suite comprising electric shower in walk in cubicle, wc, floating wash hand basin and ladder heated towel rail. There are three further double bedrooms and the bathroom comprising rainfall mixer shower in cubicle, free standing claw foot bath, wash hand basin on vanity, wc and ladder heated towel rail.



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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious detached property
- Four double bedrooms
- Over 1900 square feet
- Corner plot
- Virtual tour
- Close to schools & amenities

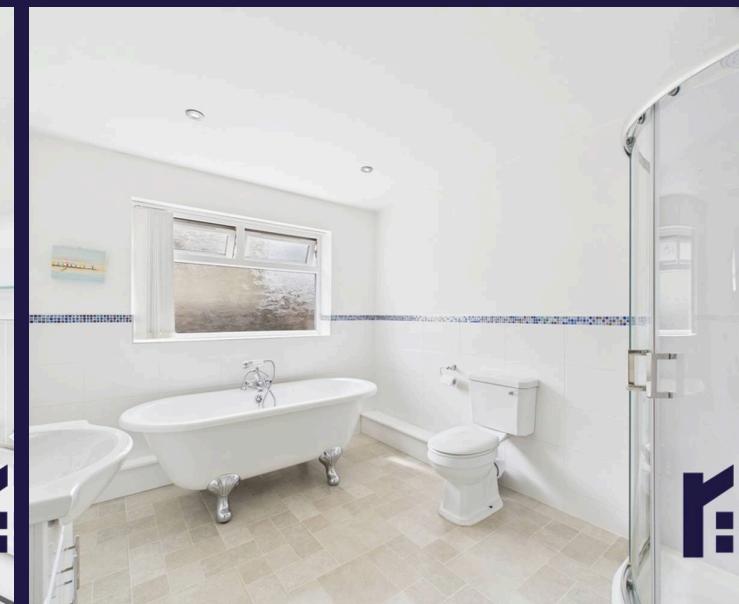
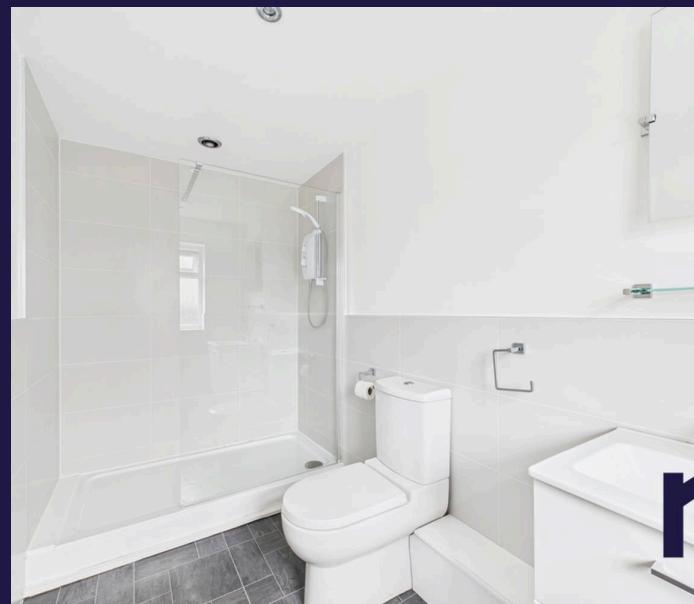


HOME  TRUTHS

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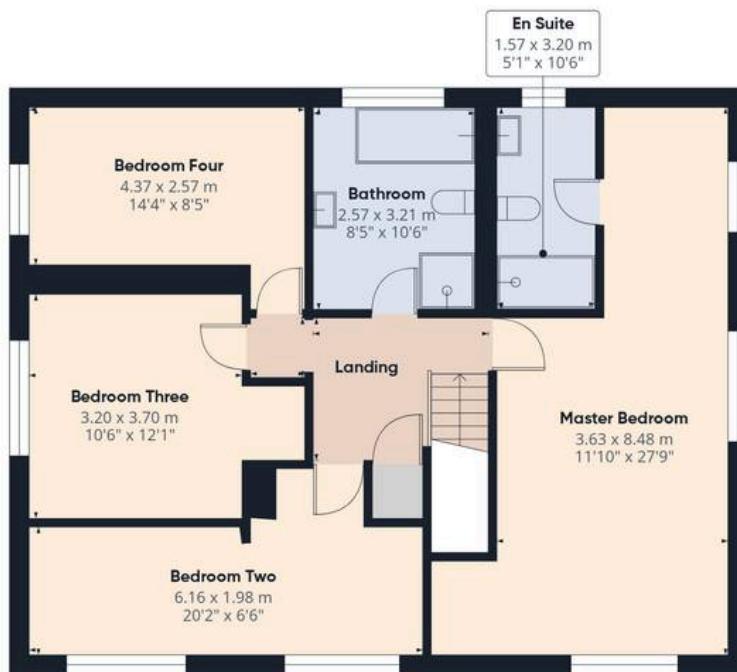


Floor 1

Approximate total area⁽¹⁾

180.6 m²

1945 ft²



Floor 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.