

10 Balmoral Road, Eccleston

Chorley

£1,100 pcm





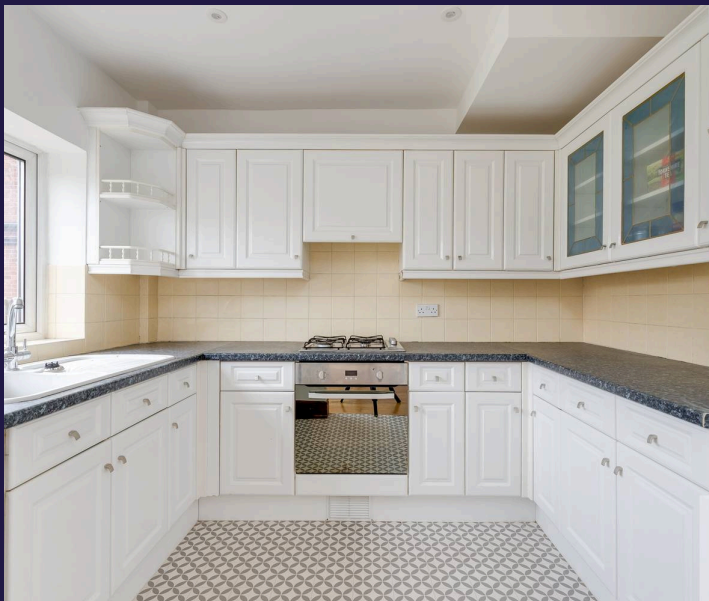
10 Balmoral Road

Eccleston, Chorley

Step through the entrance hall into the spacious lounge with bay fronted window. The second reception room which could be utilised as dining room has patio doors that lead out to the sunny rear garden. The kitchen has a range of wall and base units including an electric oven and hob. There is space available for a fridge freezer and plumbing for a washing machine.

Carpeted stairs lead to the first floor with two good sized double bedroom and a comfortable single. The bathroom comprises a panelled bath with shower over, wash hand basin and wc.

The large garden is mainly laid to lawn with patio area. The detached garage is a great space for additional storage and has light and power for additional white goods.



The property has been neutrally decorated throughout with new Worcester boiler and fuse box fitted. It is available now and requires a deposit of £1269 including holding deposit of £250.

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Eccleston, Chorley

Three bedroom semi-detached property with large garden and detached garage situated in the sought after village of Eccleston and close to all local amenities including shops and schools.
Council Tax band: C

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Semi detached
- Great family home
- Large garden
- Detached garage with light and power



HOME  TRUTHS

Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

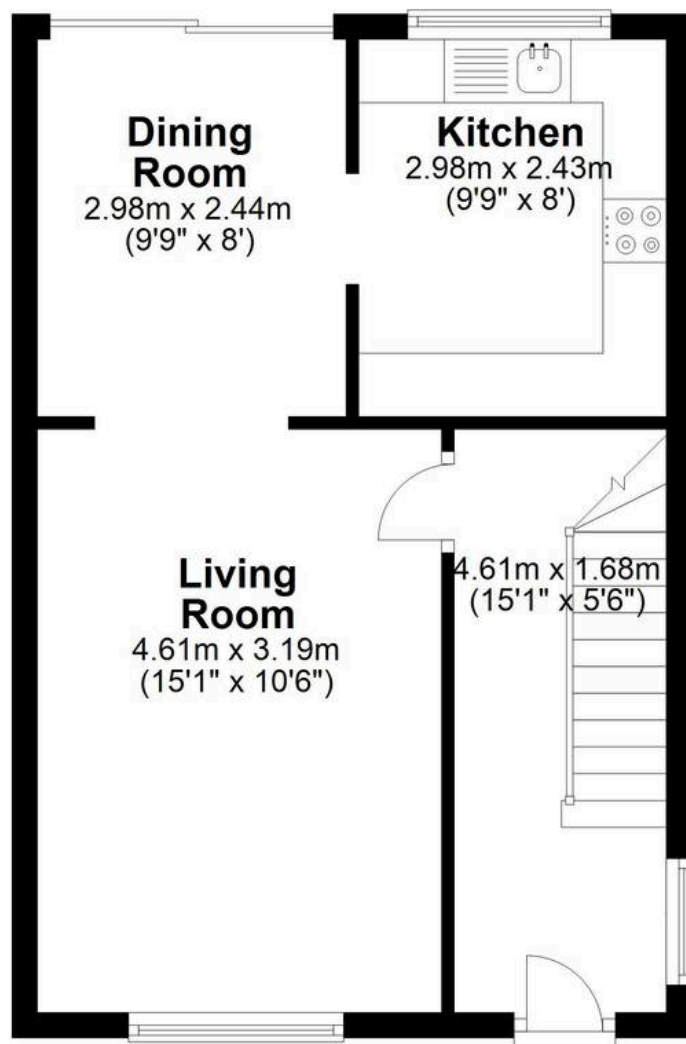
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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



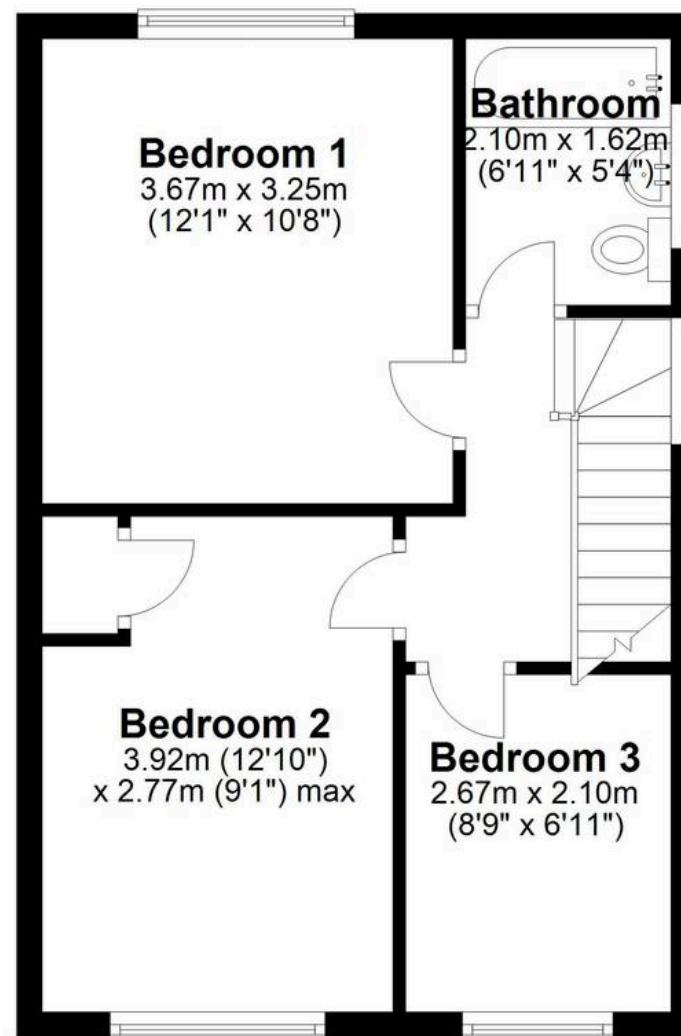
Ground Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



Total area: approx. 76.4 sq. metres (822.6 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE
GUIDE

Plan produced using PlanUp.