

HOME  TRUTHS





This property presents a fantastic opportunity for first-time buyers and investors alike, offering generous proportions, excellent potential, and the chance to add value throughout. Located in the heart of Eccleston village, close to schools and local amenities.

To the front of the property is a spacious driveway, currently providing parking for two vehicles, with further potential to increase the number of spaces if desired.

Entering the home, you are welcomed straight into the hallway, which provides access to the main living areas and stairs to the first floor.

The front reception room is a cosy and well-proportioned space, ideal as a comfortable lounge. A gas fireplace creates a focal point, making this a warm and inviting room.

To the rear is the dining kitchen, a spacious and practical area with ample scope for modernisation. The kitchen offers plumbing for a washing machine, space for a cooker, and plenty of built-in storage, with room to accommodate a dining table.

Upstairs, the landing benefits from loft access and is flooded with natural light, giving a bright and airy feel to the first floor.

The property offers two double bedrooms, both generously sized, along with a single bedroom, which would make an ideal home office, nursery, or dressing room.



The accommodation is completed by a wet room, providing a modern and functional bathroom space. Externally, the property enjoys a spacious south-west facing garden, perfect for afternoon and evening sun, along with a garage offering useful additional storage.

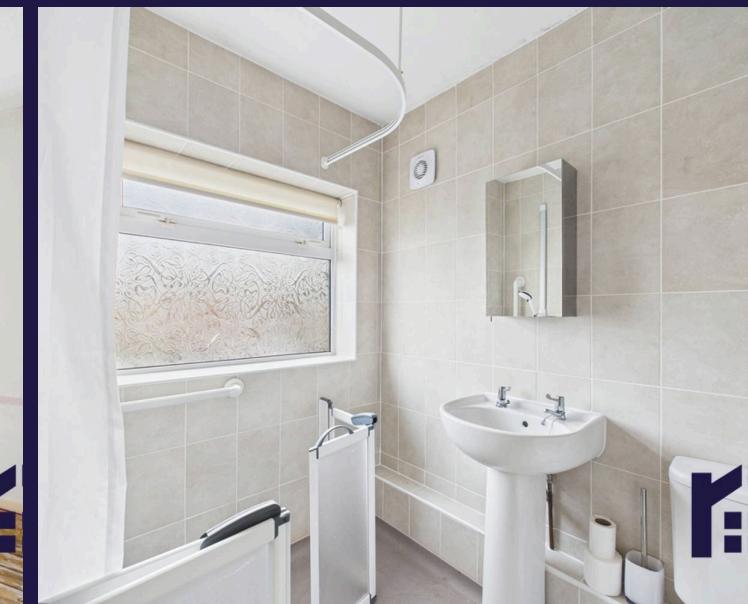
This property offers excellent potential to create a wonderful family home or a strong investment opportunity in a desirable setting. Freehold, Council Tax B, EPC D.



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





Approximate total area⁽¹⁾

60.7 m²
654 ft²

Reduced headroom

1 m²
10 ft²

Floor 1



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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



Floor 2