

HOME  TRUTHS



The Hawthorns, Eccleston





Fantastic detached family home on a generous plot, offering exceptionally spacious accommodation arranged over three levels. With driveway parking for four vehicles, versatile living spaces, a substantial garage, and a private east-facing garden backing onto open green space, the property is perfect as an ideal long-term family home. This home boasts a spacious driveway providing parking for up to four cars. On entering, you are welcomed into a generous hallway with access to the staircase, living room, and kitchen. The hallway also benefits from a useful storage cupboard and a downstairs WC. The ground floor enjoys a lovely sense of flow throughout. The living room is a bright and inviting space, featuring a gas fire and windows to two elevations, it allows natural light to fill the room. Sliding doors open through to the dining room, creating a flexible and open layout while maintaining defined living areas. From the dining room, further sliding doors lead directly out to the garden, offering pleasant views and an ideal setting for everyday dining. The kitchen is fitted with a range of wall and base units and provides plumbing for a dishwasher, along with space for an oven and fridge.

Appliances are available by separate negotiation. From the kitchen, there is access to a double-length garage, complete with power and plumbing which offers excellent storage and potential for use as a utility or laundry area. Externally, the east-facing rear garden is low maintenance, private, and very well cared for. It includes a summerhouse and enjoys a peaceful outlook, backing onto open space. The garden is also a haven for wildlife, with regular hedgehog visitors. The mezzanine floor features a superb bedroom suite extending the full length of the garage, creating an impressive master bedroom. This room is finished with fitted wardrobes and a seating area, making it a relaxing retreat. The en suite comprises an electric

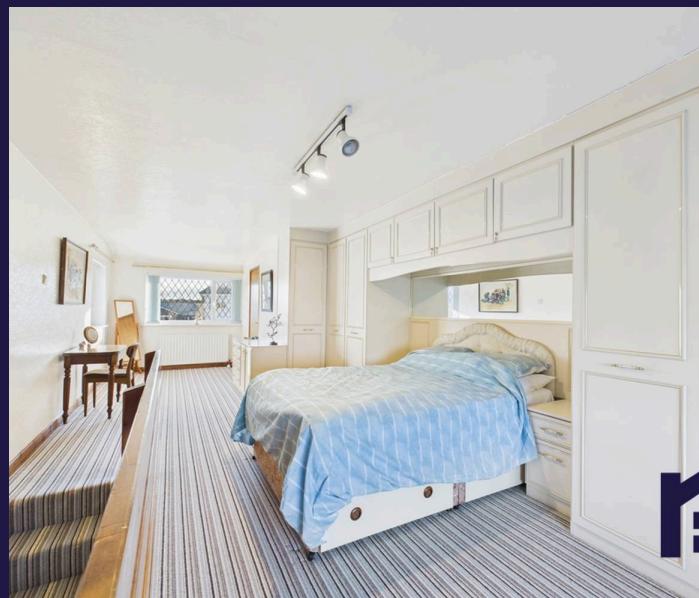


shower, WC and wash hand basin. The first floor landing provides access to the loft and an airing cupboard housing the boiler. There are two further generous double bedrooms with built-in wardrobes, along with a slightly smaller double bedroom, also benefiting from built-in storage. The two rear-facing bedrooms enjoy open views over the park area. The family bathroom is fitted with a bath with overhead shower, WC, and wash hand basin.

Council Tax band: E

Tenure: Freehold

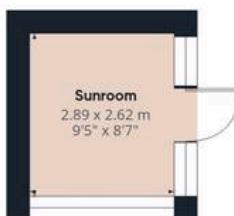
EPC Energy Efficiency Rating: D



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

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

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)



**Floor 1 Building 2**

Approximate total area<sup>(1)</sup>

173.5 m<sup>2</sup>  
1868 ft<sup>2</sup>

Reduced headroom

3.4 m<sup>2</sup>  
37 ft<sup>2</sup>

(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.