

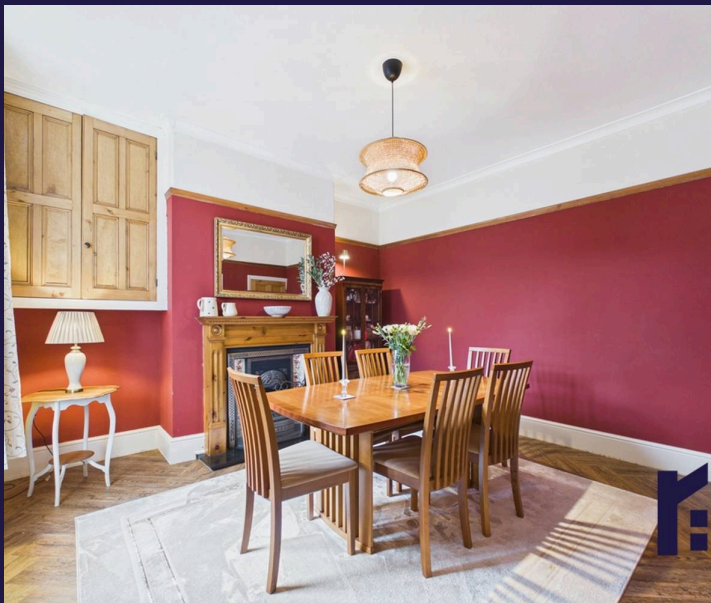
HOME  TRUTHS

Lawrence Lane, Ecclestone

PR7 5SJ







This characterful and well-proportioned home blends original period features with comfortable modern living. Offering three bedrooms, generous reception space, and a sunny south-east facing garden this really is the perfect place to settle in to and in a fabulous village location ... what is not to love? This property is also available with no upward chain. Original tiling leads you into a welcoming porch and hallway, both retaining attractive original features including coving. To the front of the property, the cosy living room enjoys stained glass windows and a pleasant sense of privacy from the road, screened by mature hedging. A Clearview multi-fuel burner provides a warm focal point to the room. The spacious dining room offers excellent entertaining space and benefits from a gas fire, with natural light flowing through to the adjoining conservatory, currently used for storage. The kitchen is fitted with a range of wall and base units, an electric oven and includes space for a fridge freezer, washing machine, and tumble dryer (available by separate negotiation). Externally, the south-east facing rear garden is laid with flagstones for low maintenance and offers access to the main road and a single garage. To the first floor, the landing provides loft access. The largest bedroom is a generous double with two large windows allowing for excellent natural light, along with ample wardrobes which will be left in situ. The second double bedroom enjoys views over the rear garden and features two built-in storage cupboards. The third bedroom, also a double, is currently arranged as a loving nursery. The family bathroom comprises a bath with overhead shower, wash basin, and WC. This is a perfect home for first time buyers or families alike.



This characterful and well-proportioned home blends original period features with comfortable modern living. Offering three bedrooms, generous reception space, and a sunny south-east facing garden this really is the perfect place to settle in to and in a fabulous village location ... what is not to love? This property is also available with no upward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Character features including original tiling and coving
- Three double bedrooms
- Virtual tour
- Cosy living room with Clearview multi-fuel burner
- Two reception rooms
- South-east facing, low-maintenance rear garden with garage and rear access

HOME  TRUTHS

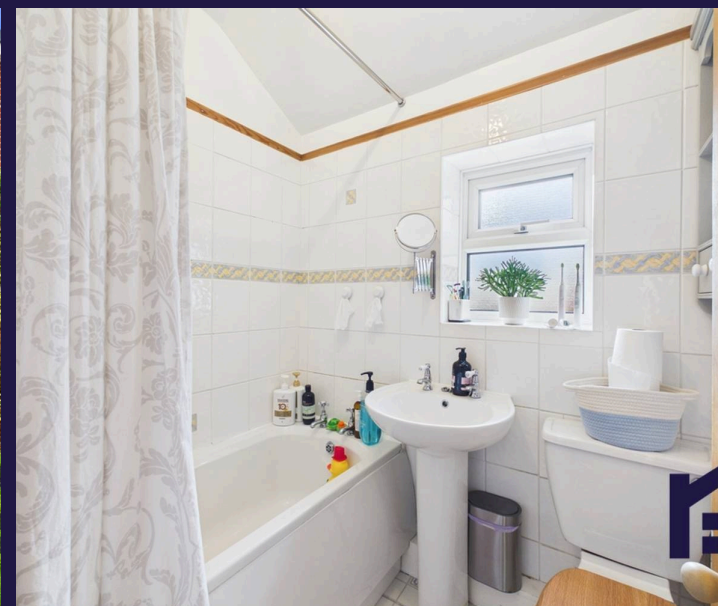
Eccleston Branch

265 The Green, Eccleston, PR7 5TF  
01257 451673

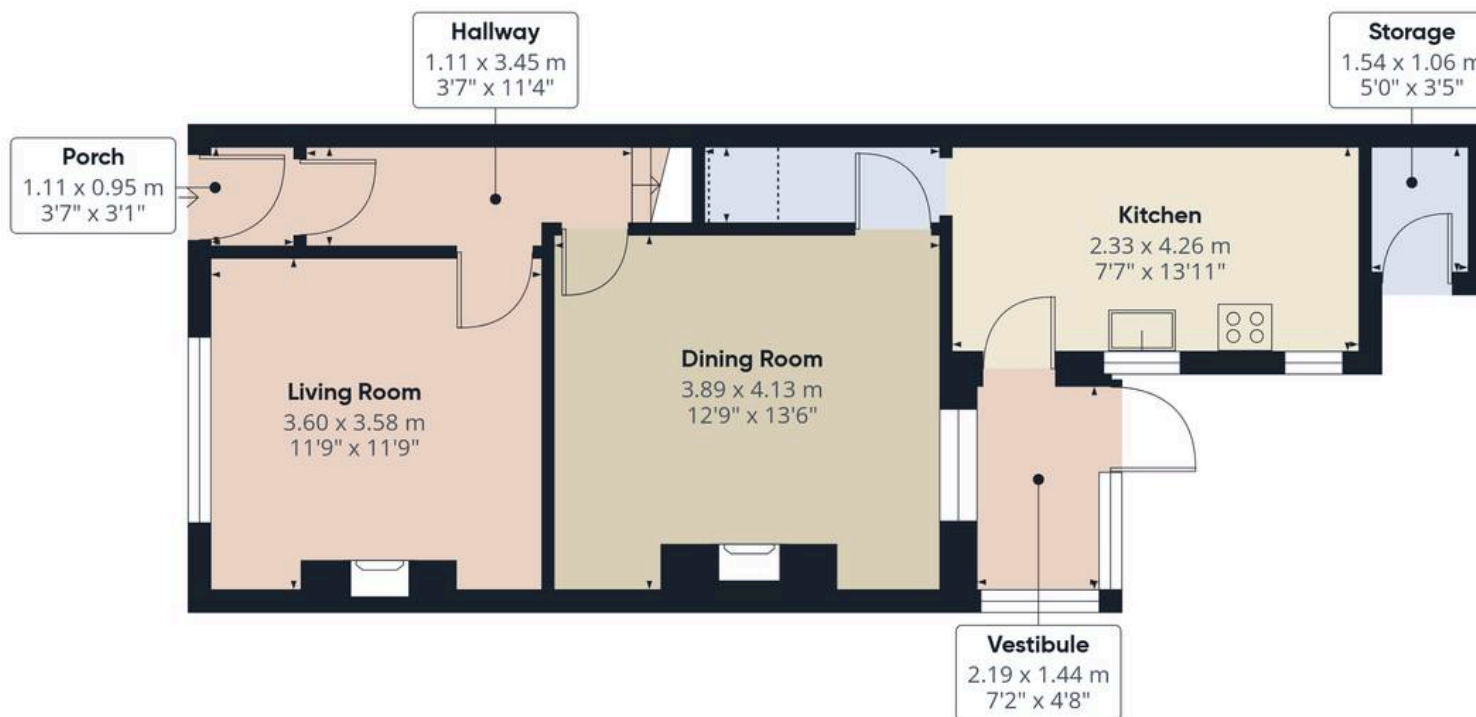
Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

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







Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

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

106.4 m<sup>2</sup>

1146 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>

6 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.

GIRAFFE360