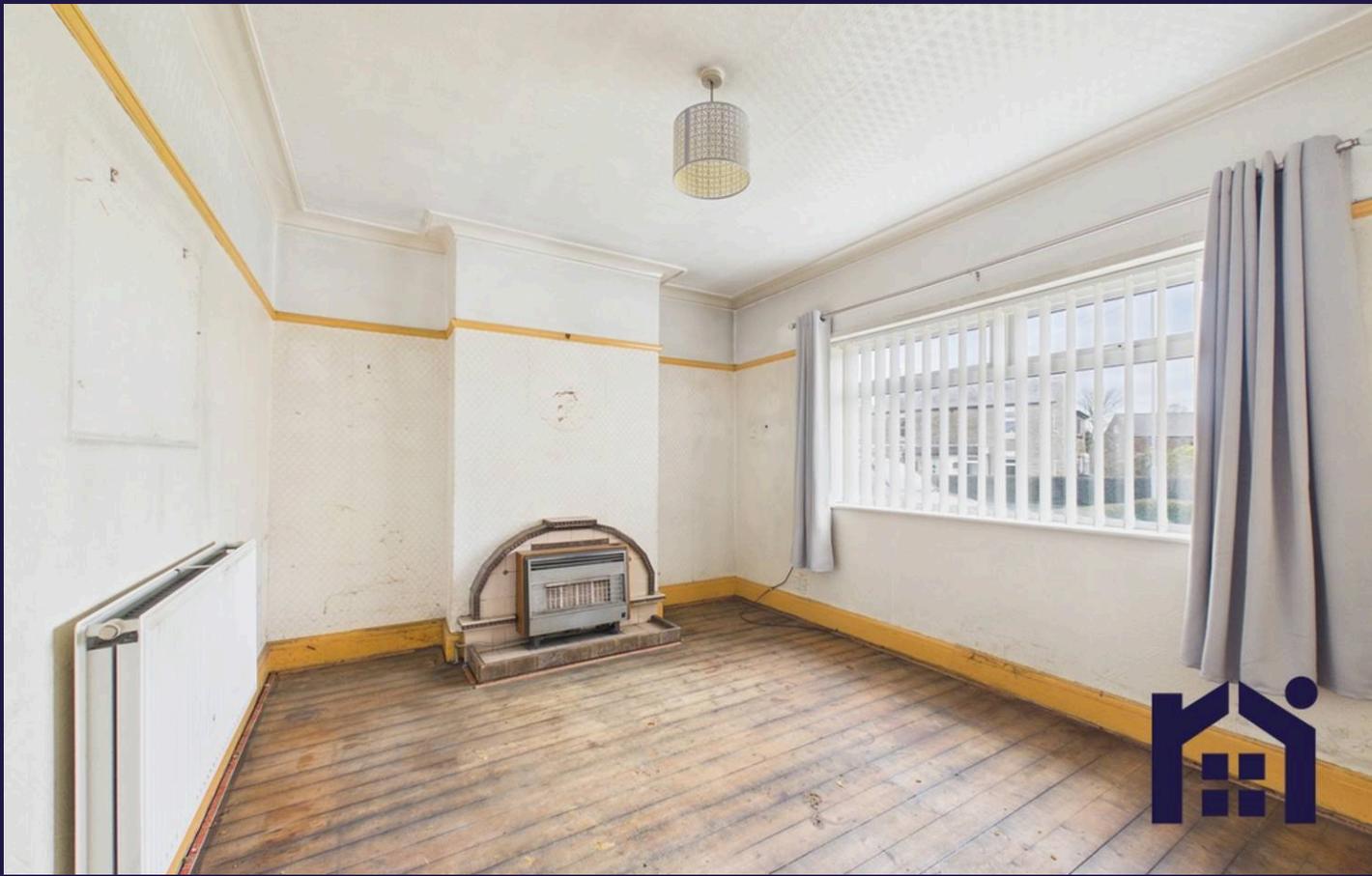




The Green, Ecclestone

PR7 5SA



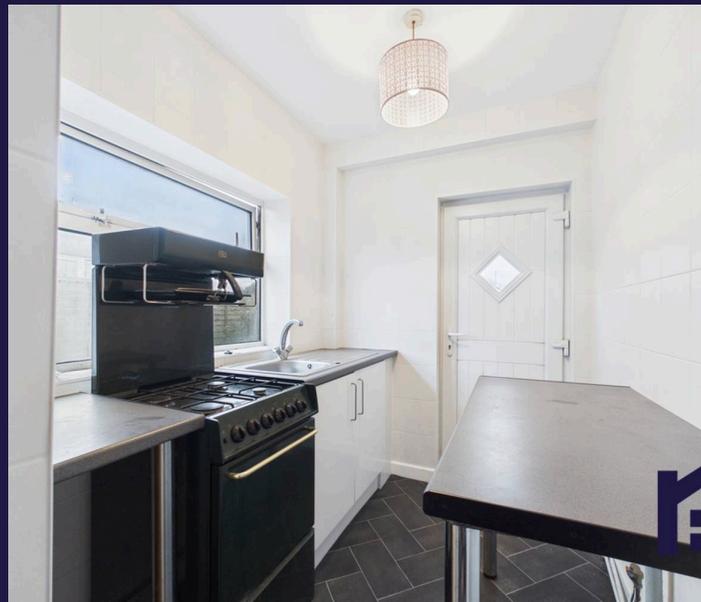


An excellent opportunity to acquire this three bedroom semi-detached property, requiring modernisation and offering superb potential to create a wonderful family home. Available with no upward chain, this is an ideal prospect for investors, developers or buyers keen to add value.

To the front, the generous driveway accommodates several vehicles and leads past the lawn to the garage and main entrance.

Step into the hallway, with reception room one to the front and reception room two to the rear enjoying views over the garden. The kitchen offers space, power and plumbing for appliances, providing a blank canvas for redesign.

Externally, the good sized west-facing garden is laid to lawn and offers plenty of scope for landscaping or extension (subject to the necessary consents).



To the first floor, bedroom one is a well-proportioned double. Bedrooms two and three are comfortable singles, with bedroom three currently housing the Ideal Logic combi boiler. Completing the accommodation, the modern bathroom comprises rainfall mixer shower in cubicle, wash hand basin on vanity, wc and ladder heated towel rail.

With excellent potential and a popular layout, this is a property ready to be transformed.  
Council Tax C | EPC C | Leasehold

- Semi detached property
- Three bedrooms
- Excellent development opportunity
- Virtual tour
- West facing garden
- No upward chain



## HOME TRUTHS

Ecclestone Branch

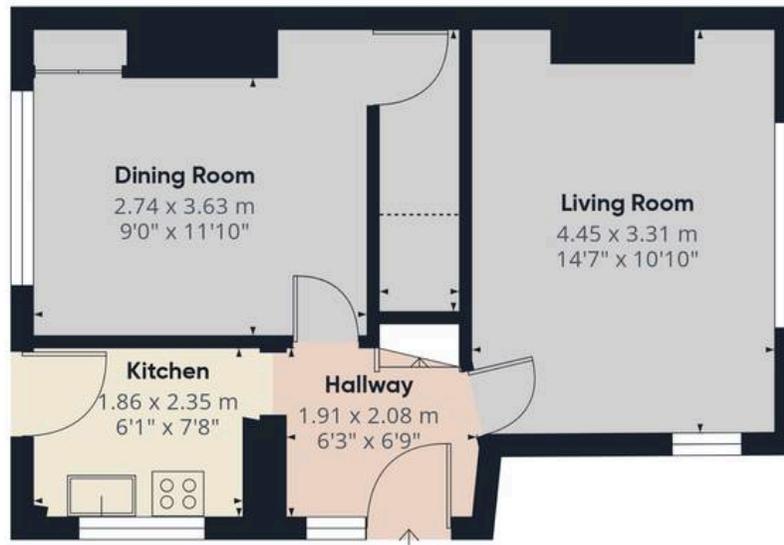
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Floor 1



Floor 2



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

70.6 m<sup>2</sup>  
760 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>  
9 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