



Gillcroft, Ecclestone

PR7 5SF





A spacious and well-presented home offering generous living accommodation, three double bedrooms, and excellent storage throughout. To the front of the property is a spacious driveway for up to three vehicles and a lovely front garden. Step into the spacious hallway, where a handy storage cupboard sits to the right, ideal for everyday household items. The first reception room is a fantastic size perfect for dining and living spaces. Offering plenty of space for entertaining and family life, with a feature fireplace and potential for a log burner in the living area. To the rear, a large sun room enjoys views over the garden and opens out through patio doors, creating a lovely additional reception space. The kitchen is fitted with a range of wall and base units, both the fridge and oven are included, as well as space and plumbing for a washing machine. Just off the kitchen is a sheltered walkway, perfect for additional storage, with access to two outdoor storage rooms also fitted with units. Upstairs, the first bedroom benefits from a line of fitted wardrobes, while the second and third bedrooms are also good-sized doubles. Both the first and second bedroom enjoy views over the garden. The family bathroom is fitted with a bath, electric shower, wash basin and WC. To the rear, the garden is a mix of hard standing and garden perfect for families with two sheds for storage.

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Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Semi detached property
- Three bedrooms
- Open reception room
- Outdoor buildings
- Great garden
- Virtual tour

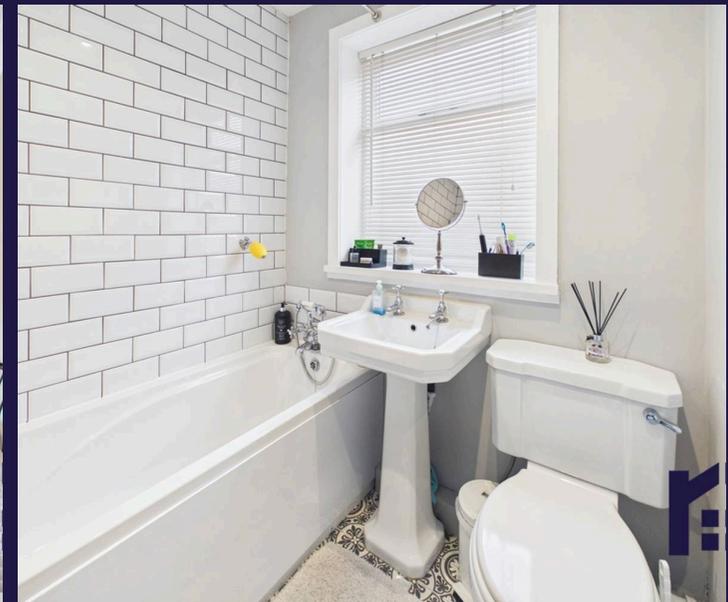


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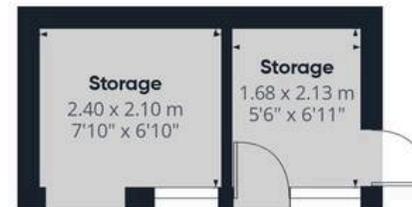




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

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

99.8 m<sup>2</sup>  
1074 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>  
12 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.