



42 Beechfields, Eccleston PR7 5RE

Price Guide £379,950



Set on a generous corner plot with attractive gardens to front, rear and side, a well presented three bedroom detached property located on this popular Eccleston development. Potential for extension subject to usual p.p. NO CHAIN.



ACCOMMODATION COMPRISES:

Part glazed entrance door to:

ENTRANCE PORCH

Double glazed windows to front and side. Exposed wood flooring. Radiator. Georgian style entrance door with glazed panel to side to:

LOUNGE/DINING ROOM 18'10" x 15'6" (5.76m x 4.74m)

Full length double glazed window to front and sliding patio doors to rear. Spindle staircase to first floor accommodation. Feature stone fireplace with living flame gas colas fire set on a tiled hearth. Three radiators.

KITCHEN 12'6" x 7'10" (3.83m x 2.40m)

Double glazed window to rear and exit door to side. Fitted with a range of wall and base units with work surfaces over incorporating one and half bowl sink unit. Space for electric cooker with extractor hood over, and space for under counter fridge and freezer. Plumbed for automatic washing machine and dishwasher. Radiator.

FIRST FLOOR ACCOMMODATION:

LANDING

Access to loft.

BEDROOM 1 11'11" x 11'1" (3.64m x 3.38m)

Double glazed window to front. Built in wardrobe/storage cupboard. Radiator.

BEDROOM 2 10'8" x 9'3" (3.26m x 2.83m)

Double glazed window to front. Built in wardrobe/storage cupboard. Radiator.

BEDROOM 3 11'11" x 7'6" (3.64m x 2.30m)

Double glazed window to rear. Exposed wooden flooring. Radiator.

SHOWER ROOM 12'6" x 7'10" (3.83m x 2.39m)

Double glazed windows to rear and side. Fitted with a double walk in shower cubicle, vanity wash hand basin with drawers beneath, and concealed cistern w.c. Walls and floor fully tiled. Heated towel rail.

OUTSIDE

FRONT

The property is approached via a cobbled driveway leading to the single garage measuring 4.94m x 2.76m (16'2 x 9'1) with double opening doors, power, light and housing the wall mounted Baxi Platinum gas combi boiler.

There are lawned gardens/gravelled areas to the front of the property and well stocked and established seasonal flowering plants and shrubs borders. Wooden access gate to the rear gardens.

REAR

Located on a corner plot, 42 Beechfields benefits from gardens to the rear and side. There is a cobbled patio to the immediate rear of the of the property, a shaped lawn, well stocked shrub borders, an ornamental pond and a summerhouse. To the side there is a rose garden with box hedging and lawned walkway.

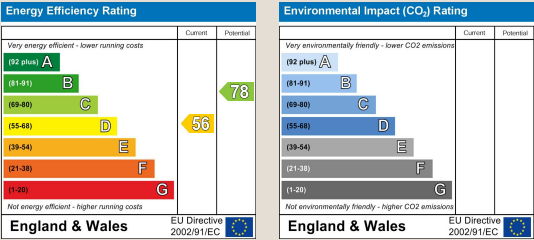
Area Map



Floor Plans



Energy Efficiency Graph



Property Specialists

Blacksmith's Barn Hall Lane, Mawdesley, Lancashire, L40 2QY Telephone: 01704 821393
Email: sales@angelaburnett.com www.angelaburnett.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.