





# Pennine View, Great Eccleston, Preston, PR3 0UX

£395,000

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This fantastic family home is in spectacular condition throughout. There is an entry hall, cloakroom/wc, a huge lounge, a well-equipped dining kitchen, and a laundry room on the ground floor. The first floor has three good-sized bedrooms, as well as an en suite shower room and a bathroom. There are two more bedrooms and a bathroom on the second floor. The house is in a cul de sac, in a peaceful residential area of the village. The side elevation drive leads to a large double garage with a shower and wc. A visit to this magnificent property is strongly recommended.

**HALLWAY** - 2.60m x 6.90m (8'6" x 22'7")

A spacious and open hallway with a neutral wooden flooring, a fitted radiator and a stunning staircase further up to the left.

**WC** - 1.12m x 2.09m (3'8" x 6'10")

A bright and breezy downstairs WC with a high gloss white fitted sink unit, a radiator, white toilet, and matching mirror cabinets.

**LIVING ROOM** - 6.99m x 4.37m (22'11" x 14'4")

6 large double glazed windows to the right, a lovely neutral carpet, a wood burning fire with a spectacular oak mantelpiece. This living room is nice and bright with white walls and has lovely modern ceiling spotlights.

**DINING ROOM** - 3.59m x 2.86m (11'9" x 9'4")

A beautiful dining room open planned into the kitchen. Two big double glazed patio doors to the left, a lovely wooden flooring going throughout and a radiator fitted to the back wall.

**KITCHEN** - 4.14m x 2.90m (13'6" x 9'5")

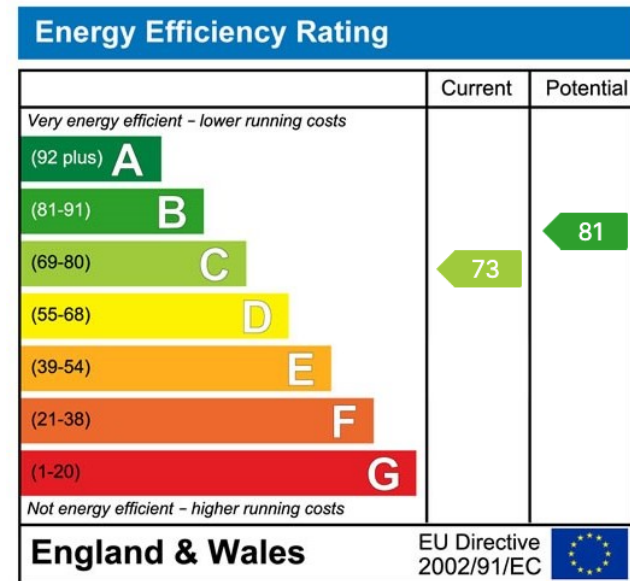
A lovely open plan kitchen fitted with a range of stylish wall and base units with beautiful oak worktops. A fitted hob and oven with a silver extractor fan above and a stunning silver American fridge/freezer.

**UTILITY ROOM** - 1.59m x 2.25m (5'2" x 7'4")





- Impressive Detached Family House
- Superb Accommodation Arranged Over Three Floors
- Cul De Sac Location Close To Local Amenities
- Situated In The Very Popular Village Of Great Ecclestone
- Five Bedrooms & Three Shower / Bathrooms
- Substantial Double Garage
- Fabulous Order Throughout
- Garden Room / Office
- Excellent Family Accommodation



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