



West End, Great Eccleston, Preston, PR3 0YL

Offers Over £450,000

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**** AVAILABLE WITH NO ONWARD CHAIN ****

This lovely traditional double-fronted property offers four bedrooms and two reception rooms and is positioned centrally within the very sought-after village of Great Eccleston. Set within a large plot, this fantastic property has so much potential and will be ideal for those looking to create a "home." or even for those looking to potentially redevelop the site.

A pedestrian path with potential to convert into parking (subject to consents) approaches the front door, which opens into the entrance hall. The entrance hall immediately shows the period feel of the property, with high ceilings and reception rooms on either side of the spacious entrance. The bright lounge has a box bay window to the front and a window to the side, ensuring plenty of natural light. An open fire is set in a decorative timber surround, providing a lovely focal point to the room. The dining room has a bay window to the front of the property. As a traditional layout, the breakfast kitchen is positioned at the rear of the house with windows overlooking the great sized rear gardens.

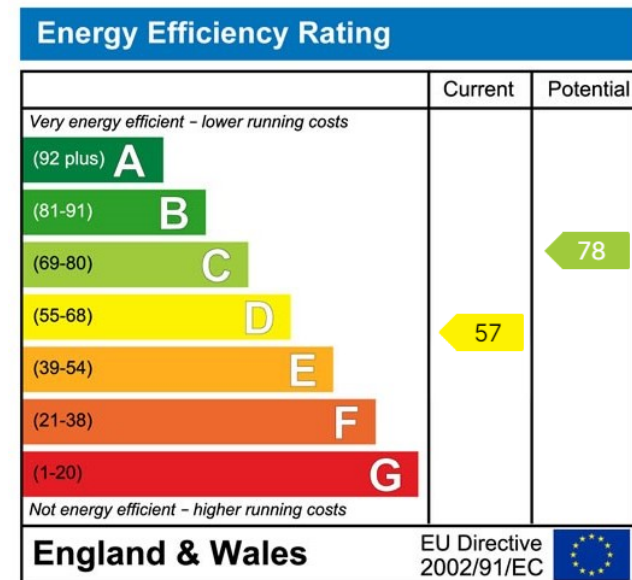
The breakfast kitchen has a range of wall and base units with a contrasting work surface. Integrated appliances include an oven and hob with an extractor over. There is a 1.5 sink and drainer and a point for a dishwasher. Views extend over the rear gardens. There is also a large boot room/ utility room, which includes a range of wall and base units and a point for a washing machine. A shower room includes a WC, wash hand basin and shower, and walk-through pantry. The space offers the potential for a change of layout at the rear of the property (subject to any necessary consents) should this be required.

The staircase rises to the first floor, with four total bedrooms. The height and feel of the rooms continue on the first floor. The two bedrooms at the rear of the property enjoy views over the attractive gardens. A further two bedrooms are at the front of the property, with large windows allowing plenty of natural light. The family bathroom includes a bath, shower over a pedestal wash basin and built-in cupboards.





- Chain Free
- potential off road parking (subject to consents)
- Double fronted
- Large mature gardens
- Development potential
- Period Property
- Desirable village location
- Garage
- Set within a large plot
- High ceilings



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