





West End, Great Eccleston, PR3 0YL

£485,000

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## Charming 18th Century 3-Bed End-Terraced House with Extensive Garaging in the Heart of Great Eccleston, Lancashire.

This property has been owned and occupied by the same family for over 35 years.

Nestled in the picturesque village of Great Eccleston, this charming late 18th century end-terraced house offers a perfect blend of period character and modern convenience. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking a countryside retreat with excellent transport links.

As you enter, you are welcomed by traditional features, including a wood burner, original oak picture rails, and a warm, inviting atmosphere throughout. The ground floor features 2 spacious lounges with feature fireplaces, perfect for cozy evenings, the main lounge is large enough to accommodate a good sized dining table.

To the rear of the property is a beautiful solid oak fully equipped kitchen with modern appliances and feature stained glass panel. This room also accommodates a small dining table.

Accessed from the kitchen, you are drawn to a light and airy summer room complete with stable door which currently serves as a boot room.

Additionally this area has a downstairs WC, an oil fired boiler, laundry room and access to the single garage.

Upstairs, you'll find three generously sized bedrooms. The master bedroom offers ample space, with built-in storage and original features that enhance the room's character. The second bedroom has an original fire place and dual aspect windows making it bright and welcoming. The third bedroom is also a double.

The family bathroom is traditionally appointed with a wash hand basin, bidet and a generous shower. There is a large storage cupboard which houses the hot water cylinder, perfect for airing.

Externally, the property benefits from an attached single garage,







- Great village centre location
- Large family property
- Extensive garden
- Off street parking
- 2 Garages
- Built in the late 1700's
- Charming Character property
- 3 Double bedrooms
- 2 Reception rooms
- Viewing highly recommended



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