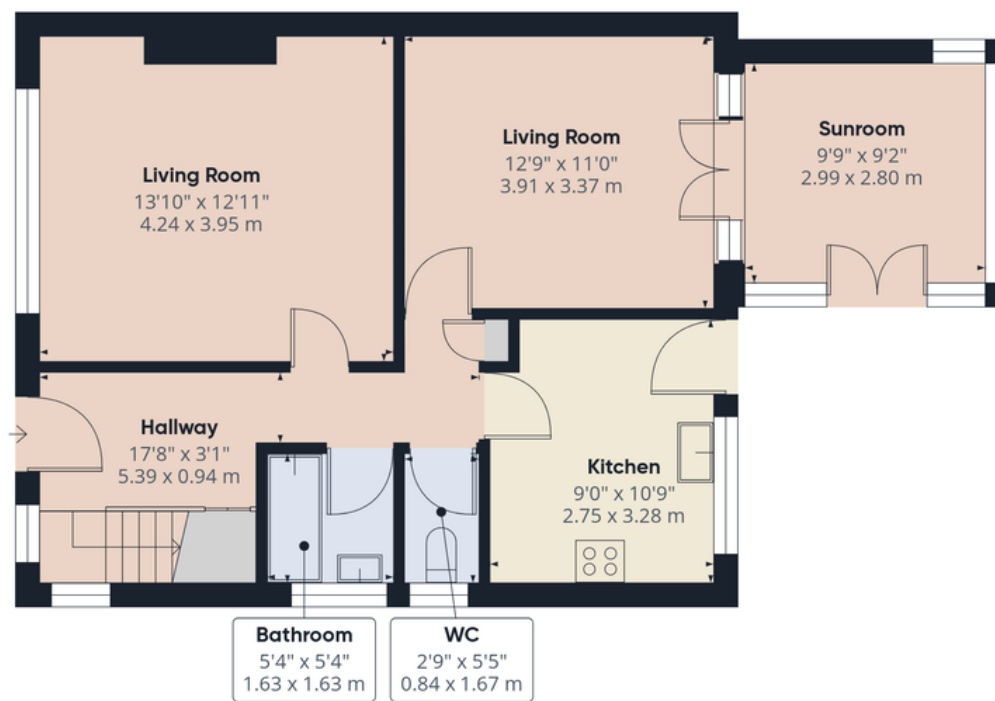




Floor 0 Building 1

Approximate total area⁽¹⁾

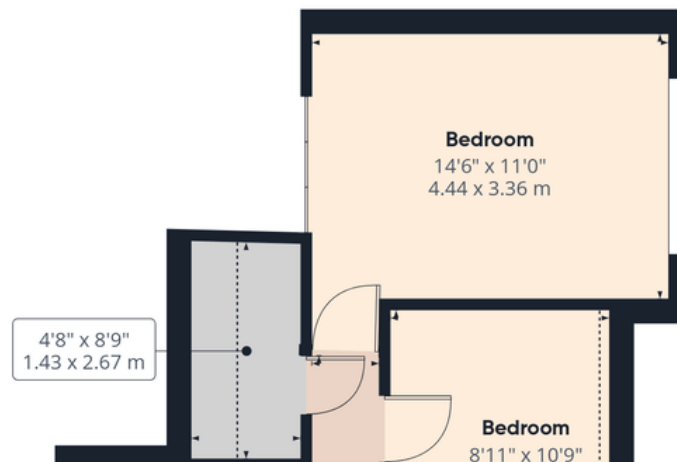
1010 ft²

93.8 m²

Reduced headroom

19 ft²

1.7 m²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Lancaster Avenue, Great Eccleston, Preston, PR3 0XX
£255,000

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****Full Description****

This is an excellent opportunity to purchase a semi-detached home that offers spacious accommodation over two floors, located in a popular village.

The property is accessed from the front, where you will find a well-kept front garden and an entrance hallway. From the hallway, there is access to the lounge, dining room/conservatory, kitchen, family bathroom with a separate WC, the staircase leading to the first floor, and an under-stairs cupboard. The lounge is situated at the front and features a double-glazed window and a charming fireplace. The dining room, located at the rear, can also be used as a downstairs bedroom if needed. This room leads to a bright and sunny conservatory that overlooks the meticulously maintained rear garden. The kitchen is equipped with wall, base, and drawer units along with complementary work surfaces, offering views of the rear garden. Completing the ground floor is a three-piece bathroom with a separate WC.

On the first floor, there are two additional double bedrooms, one of which is generously sized and has ample potential for adding an ensuite. The main bedroom is positioned at the back, providing views over rolling hills, while the second bedroom is located on the side of the property. Additionally, there is a versatile space currently used as a home office, which could easily be converted into an extra shower room or serve as additional storage.

Externally, there is a driveway at the front that provides off-street parking and leads to a detached garage. The property boasts gardens both in the front and rear, making the external space very pleasant. The spacious lawned garden at the back features a paved patio area, as well as a good-sized garage with an up-and-over door.

This property has been very well maintained by the current owners.





- Detached Garage
- Very Good Condition
- Conservatory
- Double Glazed
- Open Rural Views
- 2 Reception Rooms
- Extra Utility Space
- Off Road Parking



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West End, Great Ecclestone, PR3 0ZL