

FOR SALE

7, Cortland Avenue, Ecclestone, PR7 5FP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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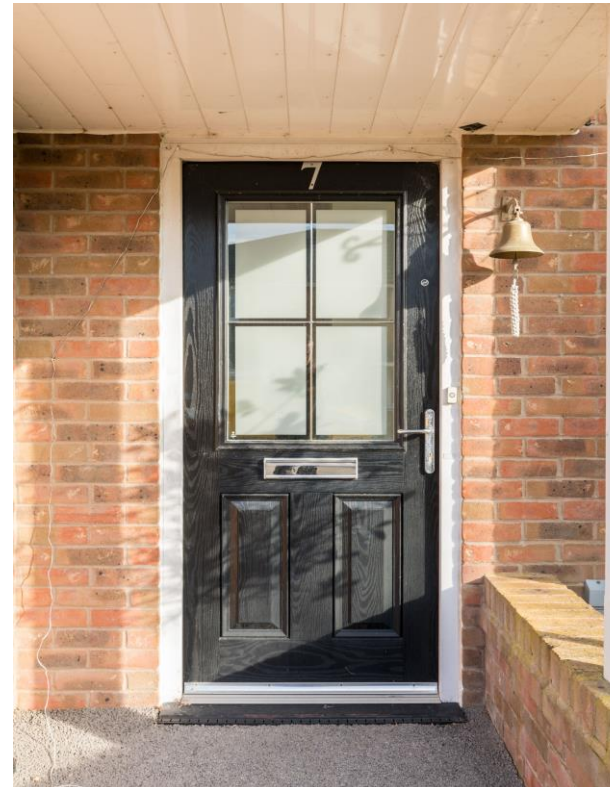
Superb executive detached family home offering 1804 SQFT & available chain free.



Offering a wealth of well planned living space totalling a generous 1804 square feet & offered to the market with the added benefit of no chain delay - this substantial, contemporary five bed modern detached family home is located Cortland Avenue, in a popular & quiet residential development in Ecclestone, offering excellent transport links and within easy reach of amenities & shops, plus the village's outstanding schools. Set across three floors, the home in brief comprises; a hallway, large main lounge, rear dining room which leads into a conservatory with pleasant views of the garden, plus a modern-style breakfast kitchen, off which a useful utility room plus wc / cloaks. To the first floor there are four good sized bedrooms plus a principal bathroom suite, with the superior master bed to the top floor which boasts a contemporary en-suite, fitted wardrobes & walk-in dressing room. Externally, the home occupies a lovely overall plot with a private and mature rear garden which has been beautifully landscaped & finished with a quality Indian Stone patio. To the front is a spacious double width driveway offering parking for 4 cars & leads to the integral double garage. Early inspection is essential to appreciate the size of home. No chain delay.



- Superb executive detached
- Set across 3 floors
- Ideal family home
- Available chain free
- 5 bedrooms / 2 reception rooms
- Quiet, highly prized development
- Large double garage
- 1804 SQFT

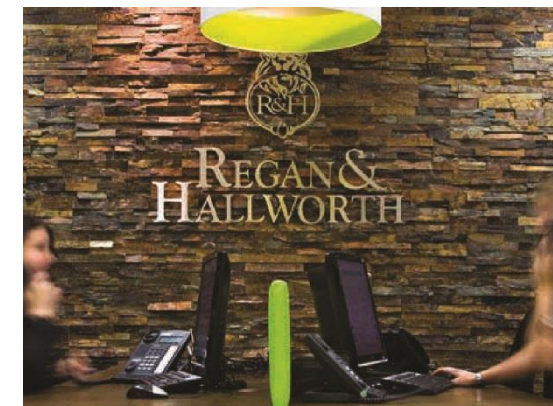




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TOTAL FLOOR AREA : 1804 sq.ft. (167.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LR Finance

We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.

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