

FOR SALE

316, The Green, Eccleston, PR7 5TP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



316, The Green, Eccleston, PR7 5TP

Stunning two bed mid-terrace cottage located in the village of Eccleston with no onward chain.

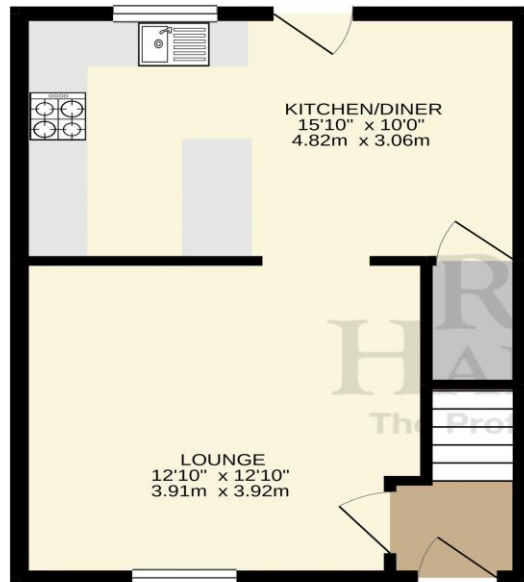
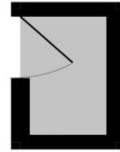


- Stunning mid-terrace cottage
- Open plan kitchen / dining room
- Modern four piece family bathroom
- NO ONWARD CHAIN
- Great sized reception rooms
- Two good sized double bedrooms
- Rear gardens and driveway
- 741 SQ. FT.

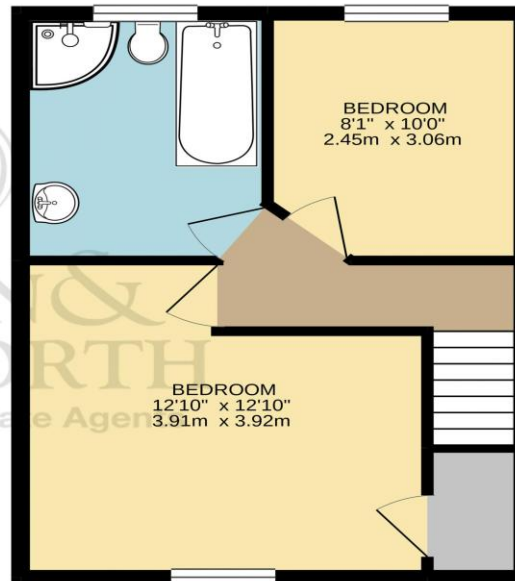
Now available for sale and offered with NO ONWARD CHAIN is this impressive period mid-terrace style cottage which is located in the popular and semi-rural village of Eccleston. The Green boasts modern and deceptively spacious accommodation set over two floors along with driveway and a private rear garden. The property also boasts easy access to a range of village amenities, outstanding schools for all ages, country walks from the doorstep and is still just a short drive to a number of major motorway networks. The accommodation briefly comprises of entrance hall, great sized lounge / sitting room to the front of the property, open plan dining room with under stair storage to the rear and a modern fitted kitchen offering a range of wall, base and drawer units along with cooker and breakfast bar. Up on the first floor the landing area opens to gives access to a large double master bedroom located to the front of the property, a modern family bathroom to the rear comprising of bath, wc, sink unit and separate shower and then a second great sized double bedroom. Externally there is a driveway to the front and a lovely, landscaped private rear garden with laid to lawn area and patio. Internal inspection is highly recommended to fully appreciate the deceptive size, great finish and outstanding location.



GROUND FLOOR
378 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 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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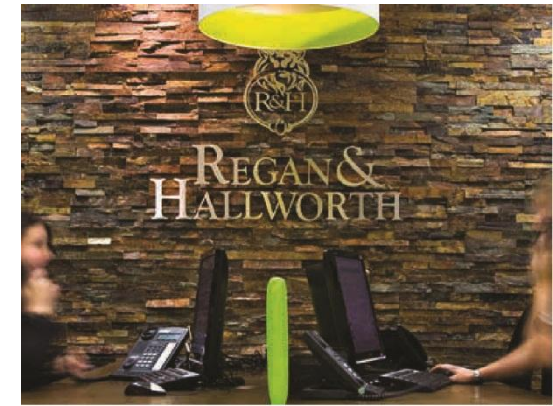
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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