

FOR SALE

15, Gillcroft, Eccleston, PR7 5SE



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Large semi-detached family home with superb overall plot & no onward chain.



- Large semi-detached home
- Brimming with potential
- Substantial overall plot
- Available chain free
- 3 bedrooms / 2 reception rooms
- Ideal starter home
- Quiet village location
- 1013 SQFT

Totalling a generous 1013 square feet living space that is brimming with potential & offered to the market with the added benefit of no chain delay - this substantial semi-detached family home is located on the hugely sought after Gillcroft, a popular & quiet residential setting in the pretty rural village of Eccleston, offering excellent transport links and within easy reach of amenities & shops, plus the village's outstanding schools. Set across two floors, the home in brief comprises; a hallway, large main lounge, separate dining room plus a fitted kitchen (which could be potentially knocked through to create a more open plan design).

To the first floor there are three good sized bedrooms plus a principal bathroom suite. Externally, the home occupies a lovely overall plot with a private and mature rear garden which is more than large enough to accommodate extensions, should clients wish plus there is a detached brick store / wc. To the front is a garden that could easily be made into a driveway. Early viewings are essential. No chain delay.

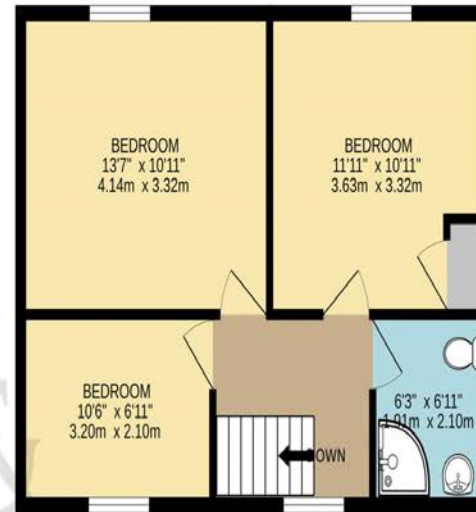




GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.

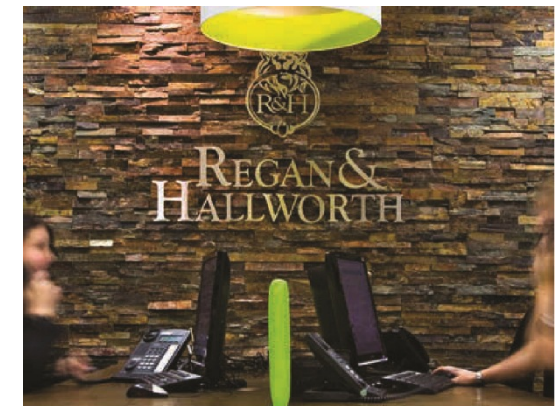


1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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