

190, The Green, Ecclestone, PR7 5SU

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

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1996



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A two bed terrace in heart of Eccleston village.



- Two bed mid-terrace home
- Modern open plan kitchen / dining
- Modern bathroom with bath / shower
- Close to schools and amenities
- Superb sized reception room
- Two great sized bedrooms
- Off road parking and rear garden
- 870 SQ. FT.

Now available TO LET and situated in the ever popular, semi-rural village of Eccleston is this stunning two bed mid-terrace home. The Green is centrally located to the village so offers easy access to a range of amenities, schools for all ages, public transport links, country walks and is just a short drive to several major motorway networks. Internally the property has been finished to a fantastic standard and briefly comprises of entrance hallway, spacious formal lounge / sitting room located to the front of the property with a large open plan kitchen / dining area to the rear. The kitchen offers an excellent range of wall, base and drawer units along with cooker and hob, there is a space for a table and chairs and under stair storage area. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the front with walk in dressing room, modern fitted family bathroom comprising of wc, sink unit, bath and separate shower unit and then a second large single / small double bedroom. Externally the property has off road parking on a tarmacked driveway whilst to the rear there is an inner private yard style garden and then a large and mature garden beyond with lawn and a range of plants and trees. The green also benefits from double glazed windows and doors along with gas central heating powered by a combi boiler. Internal inspection is highly recommended to truly appreciate the great size, finish and superb location.







TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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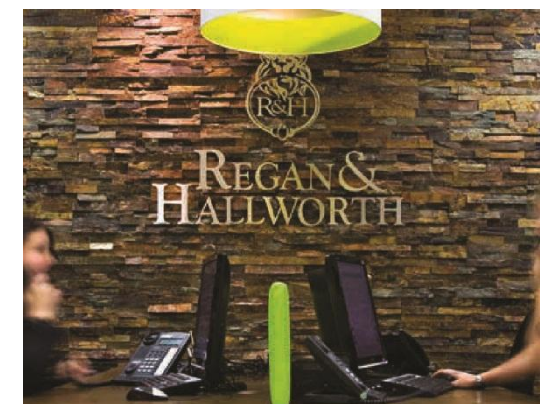
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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