

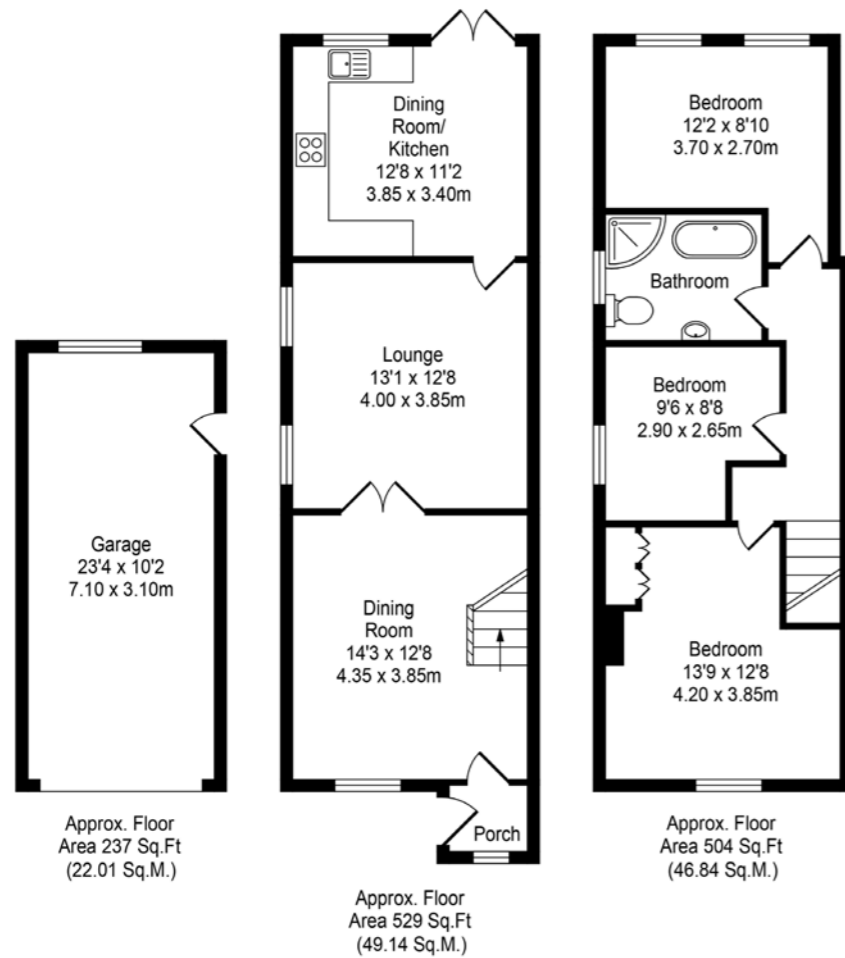


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1270 Sq.ft. (117.99 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: B

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



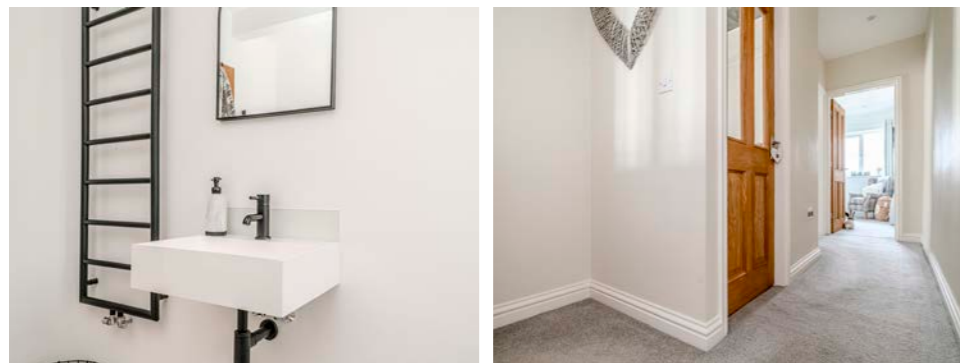
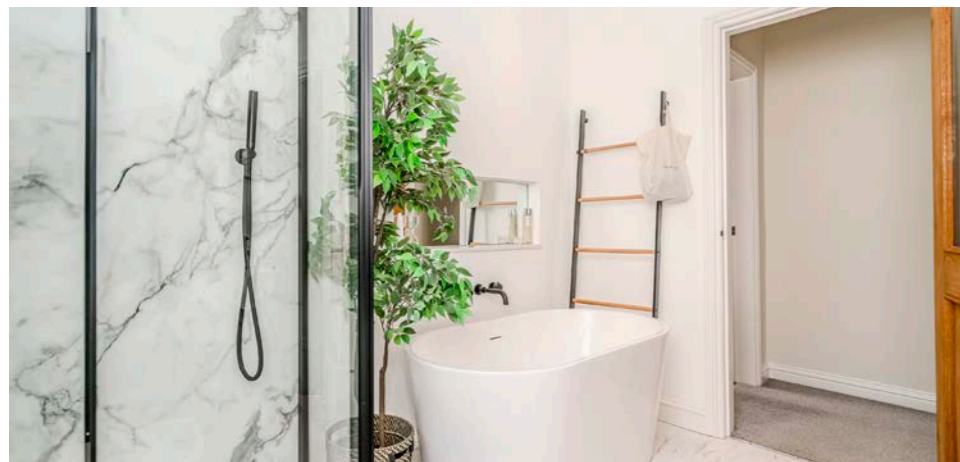
Homes within the highly desirable village of Ecclestone are so often in strong demand and we would expect this show home presented three bed semi-detached property to be similarly popular with those looking for a spacious family home. This beautiful home brims with personality and charm and, as the address suggests, occupies a most pleasant position within the centre of Ecclestone, a highly desirable and thriving village with so much to offer the family. Resting beside the River Yarrow, the village has an outstanding array of amenities to rival a small town, with plenty of shops available within the Carrington Centre, whilst high performing schools could not be any more conveniently located, such as Ecclestone St. Mary's Church of England Primary School, which is directly opposite the property, and Ecclestone Primary School, which is also within easy reach, as is the M6 motorway for those who require an easy commute to surrounding towns and cities.

One enters the property via the entrance porch and continues into the flexible reception room with its staircase to the first floor. The dining room is presented to a very high standard and gives access through into the lounge which is filled with beautiful features. The adjoining kitchen has a real country-style feel, fitted with a range of wall and base units in handmade solid wood with contrasting grey work surfaces, and incorporating a range of integral appliances. The French doors provide access to the rear garden.

If one ventures up to the first floor, one will discover three well-proportioned bedrooms, as well as the main family bathroom, which is luxuriously spacious and fitted with a modern four-piece suite in classic white, comprising of WC, wash hand basin, free-standing bath and separate shower cubicle.

Externally, the property has a low maintenance frontage, whilst secure off-road parking is available within the detached single garage, which is accessed via the lane to the side of the property. The enclosed rear garden is mainly laid to lawn, with mature trees and shrubs to the perimeter, whilst there is a good-sized patio area which cannot fail to impress those with a penchant for al-fresco dining. We would highly recommend an internal inspection to appreciate the accommodation on offer.





KEY FEATURES

- Beautiful Semi-Detached Home
- Three Bedrooms
- Circa 1270 Square Feet
- Quality Fitted Kitchen
- Enclosed Rear Garden
- Off-Road Parking
- Detached Single Garage
- Desirable Location





