



LOVE HOMES  
OF DISTINCTION

Rosslyn



## KEY FEATURES

- ♥ Spacious living accommodation
  - ♥ Three Floors
  - ♥ Full of Character
- ♥ Basement Games Room
- ♥ Recently had some refurbishment
  - ♥ 4 Double Bedrooms
  - ♥ No Chain

On the Market for

**£595,000**



*Blackpool Old Road*

Little Eccleston, Lancashire PR3 0YQ





# Blackpool Old Road, Little Eccleston

We welcome on to the market this unique detached family home situated in the village of Little Eccleston. The stone build façade gives the property curb appeal and teases at the hidden modern design to the rear of the property.

Full of unique character this property is one of kind. It offers a vast amount of living space over three floors, and is a perfect blend of modern and traditional.

## Location

Situated in the picturesque village of Little Eccleston with its backdrop of views over the northeast of the Forest of Bowland. The village neighbours the bigger Great Eccleston and is home to one of the very few remaining toll bridges in England. At the Cartford Inn, the villages public house and boutique hotel is the Cartford toll bridge. The village of Great Eccleston is a good walk or a short drive and has plenty of amenities, including primary schools, shops, public houses and healthcare providers. There is good access to slightly larger conurbations in Fylde and Wyre.



## Ground Floor

**Entrance Hall:** Glazed front door leads in to a bright hallway. A curved staircase leads you up to the first floor and overhead walkway. Door lead to lounge, shower room, bedroom and sitting room.

**Lounge:** 19' 1" x 14' 2" (5.84m x 4.33m) Large bright room with bay window overlooking the garden to the rear. Spot lighting. Two double radiators.

**Bedroom Four:** 13' 1" x 10' 1" (4.01m x 3.08m) Window to the front of the property. Double radiator.

**Shower room:** 9' 0" x 6' 9" (2.76m x 2.08m) Three piece bathroom suite comprising of WC, Corian vanity wash basin and shower cubicle with shower. Heated towel rail. Fully tiled. Opaque window to the front of the property.

**Sitting Room:** 18' 2" x 15' 7" (5.54m x 4.77m) Window to the front of the property. Feature fireplace with open fire. Two double radiators. Doors leading to the study and dining room.

**Study:** 8' 7" x 13' 1" (2.64m x 3.99m) Window overlooking the garden to the rear. Double radiator.

**Dining Room:** 7' 10" x 15' 11" (2.41m x 4.87m) Window to the front of the property. Double radiator. Spot lighting. Door leading through to

**Kitchen:** 23' 11" x 11' 5" (7.3m x 3.48m) Corian shaker style wall and base units with complimenting worktops and tiled splash back. Integrated hob, extractor hood and fridge. Central island with inlaid sink, integrated dishwasher and breakfast bar. Integrated Corian table. Window overlooks the side of the property. Patio doors lead out on to a tiled balcony with glass rail overlooking the garden. Staircase leads down to the basement level.







## First Floor

**Bathroom:** 10' 5" x 6' 5" (3.19m x 1.97m) Porcelanosa three piece bathroom suite comprising of WC, with Krion vanity and bath with hand shower . Heated towel rail. Fully tiled. Opaque window to the rear of the property.

**Bedroom One:** 17' 10" x 15' 8" (5.46m x 4.78m) Fitted wardrobes. Storage Cupboard. Spot lighting. Double radiator. Two velux windows. Door leads through to

**En-suite:** 11' 5" x 5' 6" (3.49m x 1.68m) Four piece bathroom suite comprising of WC, Corian vanity wash basin, bidet and shower cubicle. Heated towel rail. Part tiled. Opaque window to the front of the property.

**Bedroom Two:** 15' 7" x 12' 7" (4.77m x 3.85m) Two Velux windows. Double radiator.

**Bedroom Three:** 19' 7" x 7' 10" (5.99m x 2.41m) Double radiator. Velux window.





## Basement

Sun Room: 22' 7" x 9' 5" (6.89m x 2.89m) Glazed room with patio doors leading out into the garden. Spot lighting. Door leads through to utility room. Archway leads through to

Games Room: 15' 2" x 19' 2" (4.63m x 5.86m) Spot lighting. Double radiator. Door to garage.

Utility Room: 20' 9" x 7' 10" (6.35m x 2.41m) White high gloss wall and base units with Corian worktops and sink. Space for washing machine and tumble dryer. Space for additional fridge and freezer.

Store Room: Up and over electric door.

Garage: Up and over electric door. Three phase electric supply.





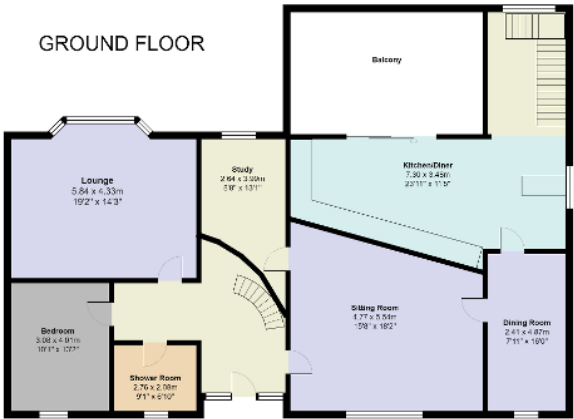
## Exterior

**Gardens:** Low maintenance stoned garden with established shrubs and flower beds to the front. To the rear of the property is a large garden with both lawn and patio areas. The focal point is a large pond with raised decking area to the side. There is a storage shed with paved access. Driveway parking for two vehicles to the front and several vehicles to the side.

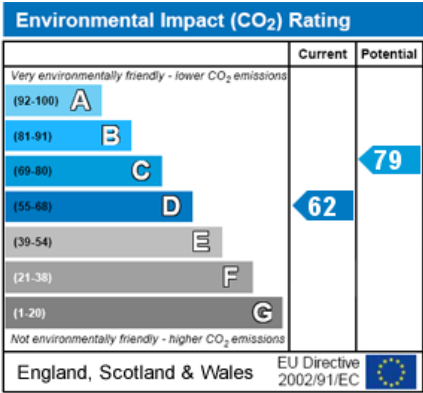
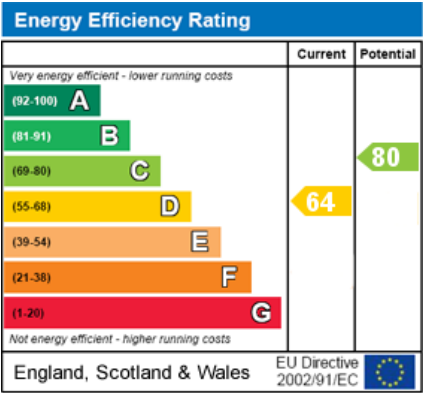




FLOORPLAN



EPC



NOTES

Energy Performance Certificate (EPC) and Environmental Impact (CO<sub>2</sub>) Rating. The EPC shows a current rating of 64 and a potential rating of 80. The Environmental Impact (CO<sub>2</sub>) Rating shows a current rating of 62 and a potential rating of 79. Both ratings are based on the EU Directive 2002/91/EC.



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