



Shelley Drive, Ecclestone

PR7 5PE



£325,000



An outstanding opportunity to purchase a substantial detached property with over 1300 square feet of versatile accommodation on a quiet cul de sac with views over fields and trees and available with no upward chain. To the front, the driveway can accommodate several vehicles and leads past the lawn to the detached garage and the main entrance. Step into the spacious and welcoming hallway and from there to the living room with open fire in hearth. A separate dining room has patio doors overlooking the rear garden. The breakfast kitchen comprises a range of wall and base units with space, power and plumbing for appliances and the patio doors opening to the garden ensure that the property has a lovely flow. Additionally on the ground floor is a double bedroom with built in wardrobes and adjacent is a bathroom comprising wash hand basin on vanity, wc and rainfall mixer shower in cubicle. Externally the garden has upper and lower lawns with mature planting, power for water feature and garden light, as well as to the garage, and also benefiting from a coal bunker and hot and cold taps. Back inside, hardwood stairs lead to the first floor landing where there are three further double bedrooms, one of which has a substantial dressing room that could easily be converted into a fifth bedroom if required. Bedroom two houses the Ideal Logic combi boiler and the bedrooms to the front have views over countryside. Completing the first floor is the bathroom.



9 Shelley Drive

Eccleston, Chorley

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Council Tax band: D

Tenure: Freehold

- Substantial detached property
- Versatile accommodation
- Four double bedrooms
- Two reception rooms
- Cul de sac location
- No upward chain



HOME TRUTHS
SALES AND LETTING AGENT

Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

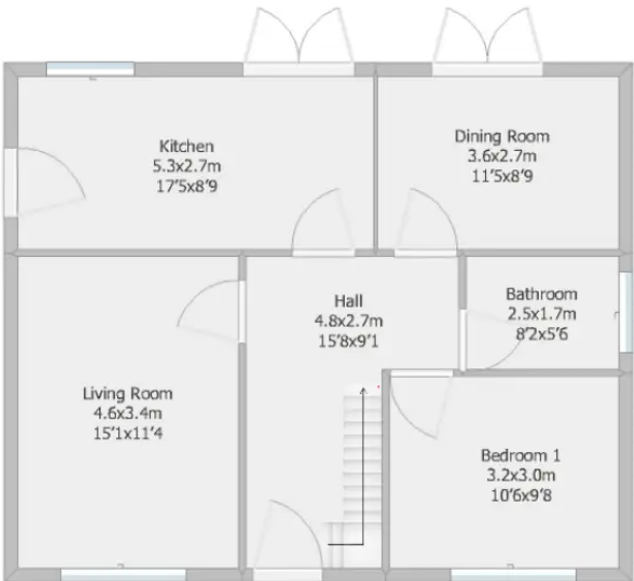
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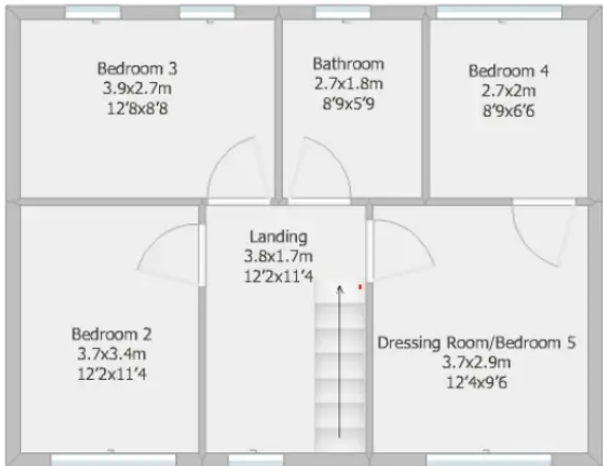
Shelley Drive



Ground Floor
80.7 sq m (approx)
868.6 sq ft (approx)



First Floor
46.7 sq m (approx)
502.7 sq ft (approx)



Drawing is for illustrative purposes only and is not to scale. No responsibility is taken for any errors.
Drawn using RoomSketch