

HOME  TRUTHS



Middlewood Close, Ecclestone

PR7 5QG



£250,000





Three bedroom detached property on a corner plot in a popular residential location within easy reach of village amenities, children's play area, schools and primary transport routes. In need of refurbishment this family home has over 1100 square feet of accommodation and is available with no upward chain. To the front the driveway leads to the garage and the main entrance with courtesy porch. Step into the hallway with cloakroom off comprising wc and wash hand basin on vanity. The bay fronted living room has gas fire in hearth with double doors opening to the dining room, which, in turn leads to the conservatory overlooking the garden. Completing the ground floor the breakfast kitchen comprises a range of wall and base units with gas hob, electric oven and grill with space, power and plumbing for appliances. Externally, there are gardens to the front side and rear with a private block paved courtyard, sun terrace, lawn and wildlife pond. The garage benefits from power, light and electric roller shutter door. Back inside to the first floor, bedroom one also benefits from a bay window for additional space, and wet room en suite comprising mixer shower in walk in cubicle, wc, wash hand basin on vanity. Bedroom two is a second double with bedroom three a comfortable single. The family bathroom comprises bath, wc and wash hand basin.





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Council Tax band: D

Tenure: Freehold

- Detached property on a corner plot
- Three bedrooms
- Garage and parking
- Conservatory
- In need of modernisation
- No upward chain



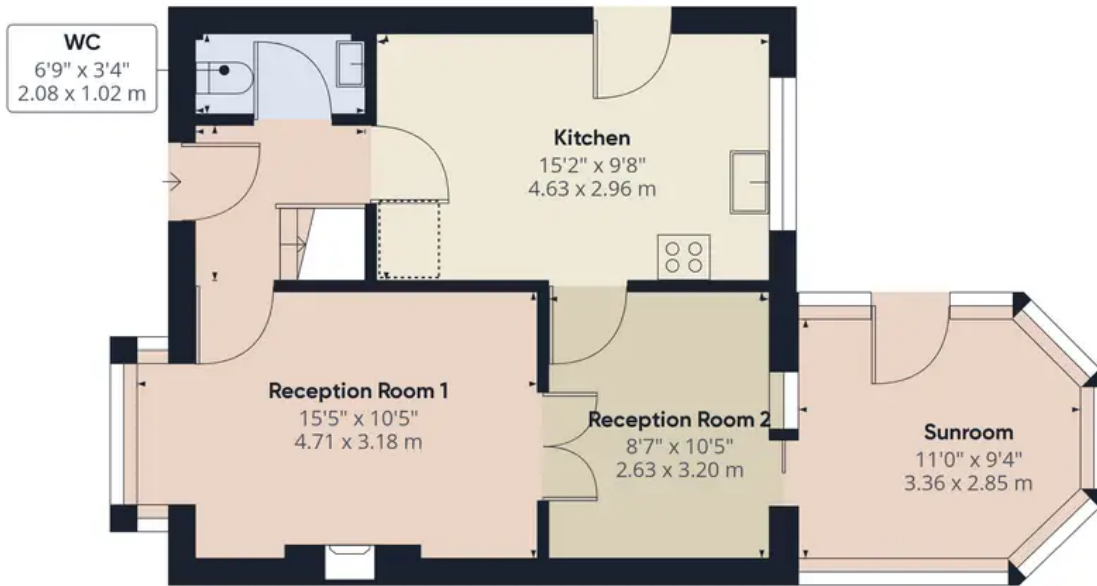
HOME  TRUTHS

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265 The Green, Ecclestone, PR7 5TF  
01257 451673

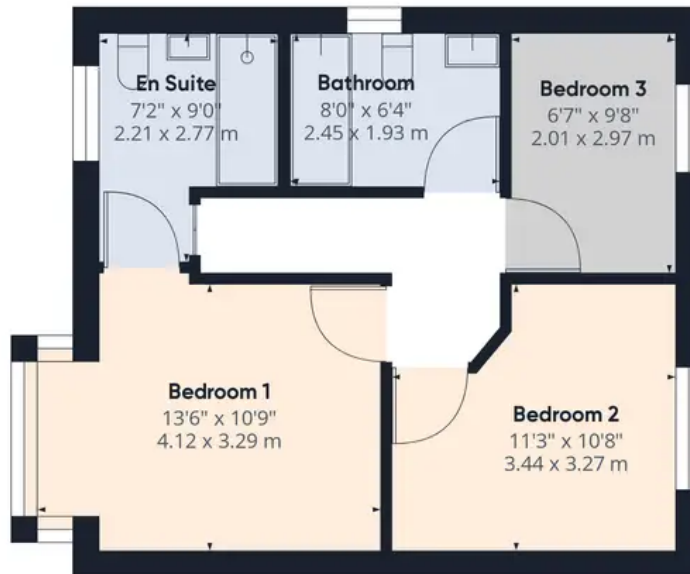
Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
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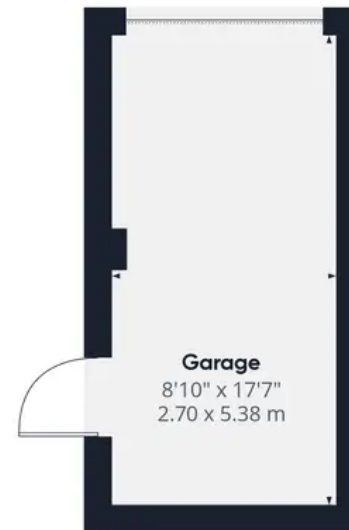




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**

1153.75 ft<sup>2</sup>


107.19 m<sup>2</sup>

**Reduced headroom**

7.61 ft<sup>2</sup>

0.71 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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