

HOME  TRUTHS

Shelley Drive, Ecclestone

PR7 5PE

In Excess of **£350,000**





Delightful and spacious detached property with landscaped gardens, beautifully presented throughout and offering over 1400 square feet of versatile accommodation within easy reach of village amenities, schools and countryside walks. The tarmac driveway leads past the front garden with lawn and mature planting to the main entrance and can accommodate several vehicles. Step into the welcoming hallway and from there to the spacious and bright living room. To the rear, the heart of the house has plenty of space for dining and the kitchen comprises a range of wall and base units and integrated appliances including electric hob, oven & grill, dishwasher, washing machine, refrigerator, freezer and Worcester combi boiler. Completing the ground floor are two further good sized reception rooms currently in use as bedrooms, and the family bathroom comprising fully tiled elevations and flooring, bath with screen and rainfall mixer shower over, wc and wash hand basin. Externally the rear garden benefits from sun terrace, lawn bordered by mature planting and the detached garage has power and light. Back inside stairs lead to the very spacious first floor landing with views over fields and trees towards Heskin. There are four double bedrooms one of which retains all the plumbing infrastructure to be converted back into a bathroom.



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Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious detached property
- Over 1400 square feet of accommodation
- Four double bedrooms
- Three reception rooms
- Virtual tour
- Beautifully presented



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01257 451673

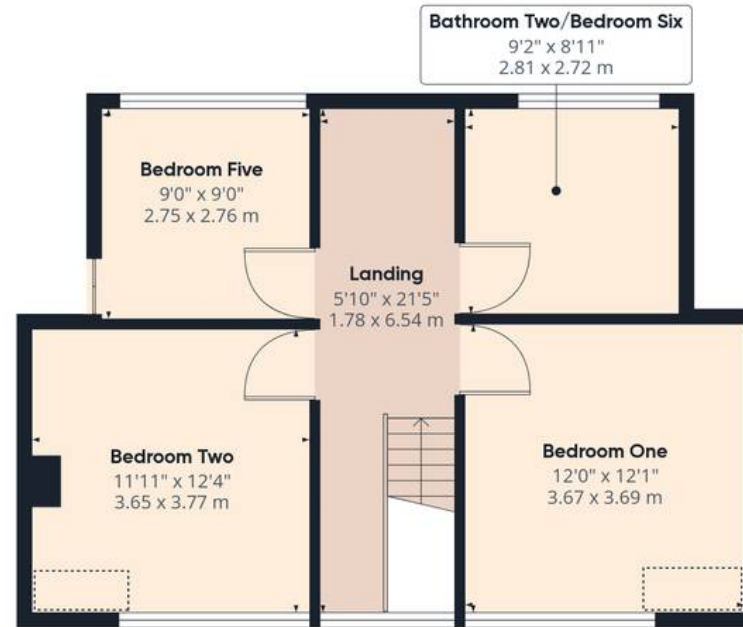
Coppull Branch
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

1446.45 ft²

134.38 m²

Reduced headroom

26.05 ft²

2.42 m²

(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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