


HOME  TRUTHS

Bradley Lane, Ecclestone

PR7 5TR

 £215,000





Beautiful, spacious mid terrace cottage in the heart of Eccleston Village with open plan living on the ground floor, comfortable bedrooms on the first and with the added advantage of a loft room for extra accommodation or storage. Ready to move into and within easy walking distance of amenities and local schools it is available with no upward chain. Set back from the road you enter the property via the vestibule which gives initial storage and has plenty of natural light. A door leads to the main reception room which naturally divides from a lounge area with brick hearth into the dining area with stairs leading off. The large family kitchen sits in the extension and comprises a range of wall and base units, double ceramic sink, integrated double electric oven and grill, gas hob and space, power and plumbing for other appliances. Step out onto the private sun terrace leading to the lawn with raised planted borders and which is sheltered enough to grown banana trees. This is the perfect place in which to relax and entertain with family and friends. Back inside, stairs lead to the first floor landing with bedrooms one and two being good size doubles to the front and rear respectively. The elegant bathroom comprises fully tiled flooring and elevations, ladder heated towel rail, double shower cubicle with rainfall and power shower, wash hand basin on vanity unit and soft close wc with concealed cistern. Bedroom three also holds the staircase leading up to the loft room with a distinctly nautical feel with eaves storage and natural light from a Velux window. With over 1,000 square feet of accommodation on offer this is a perfect first home.





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Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Spacious mid terrace cottage
- Over 1,000 square feet
- Three bedrooms and loft room
- Private rear garden
- Virtual tour
- No upward chain



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Eccleston Branch  
265 The Green, Eccleston, PR7 5TF  
01257 451673

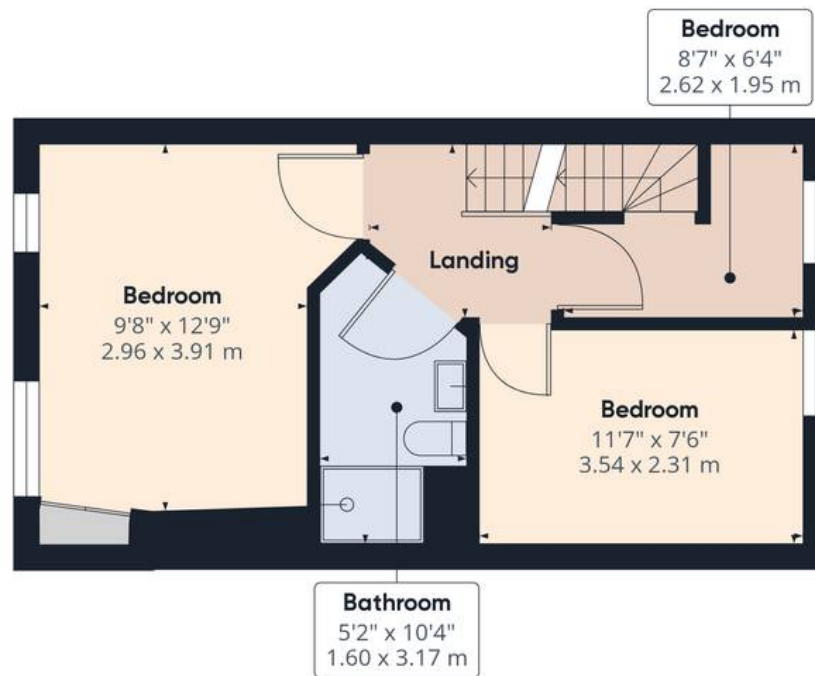
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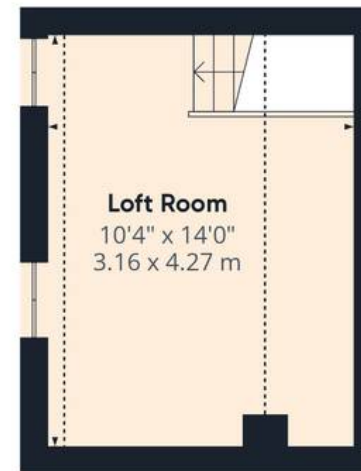




Floor 1



Floor 2



Floor 3

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

1026.23 ft<sup>2</sup>

95.34 m<sup>2</sup>

**Reduced headroom**

56.08 ft<sup>2</sup>

5.21 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**