



Red House Lane, Ecclestone

In Excess of £399,500

PR7 5RH



Delightful, beautiful and radiating style, this detached property is in one of the most sought after locations in the village, offering c 1500 square feet of versatile accommodation, close to amenities, excellent schools and countryside walks.

The block paviour driveway has an EV charging point, can accommodate three vehicles and leads to the main entrance. Step into the welcoming hallway with cloakroom off comprising wc and wash hand basin. The study/bedroom four is to the right, and the stylish welcoming bay fronted living room with Amtico flooring is to the left.

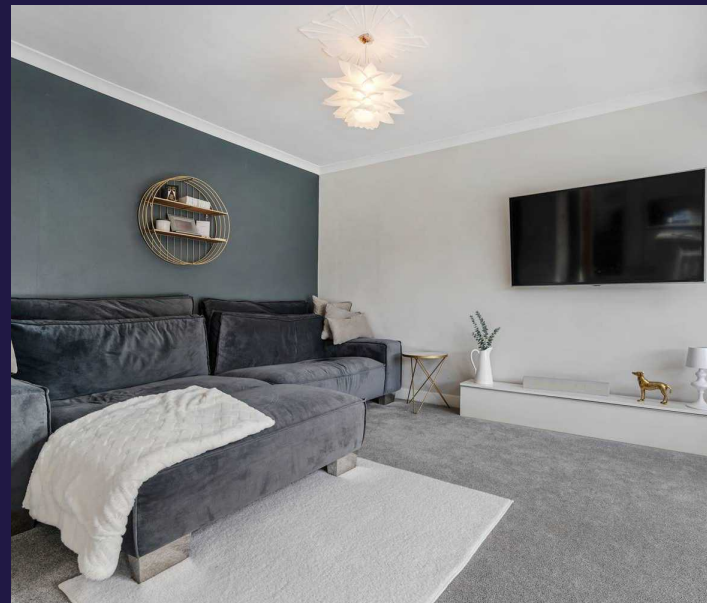
To the rear, the heart of the house has plenty of space for both dining and comfortable furniture with natural light from skylights and bifolding doors. The kitchen comprises a range of wall and base units topped with quartz work surfaces, central island with induction hob and integrated appliances including electric oven and grill, multi oven, refrigerator, freezer, water boiler tap and dishwasher. A separate utility room has space, power and plumbing for additional appliances including the one year old Worcester combi boiler.



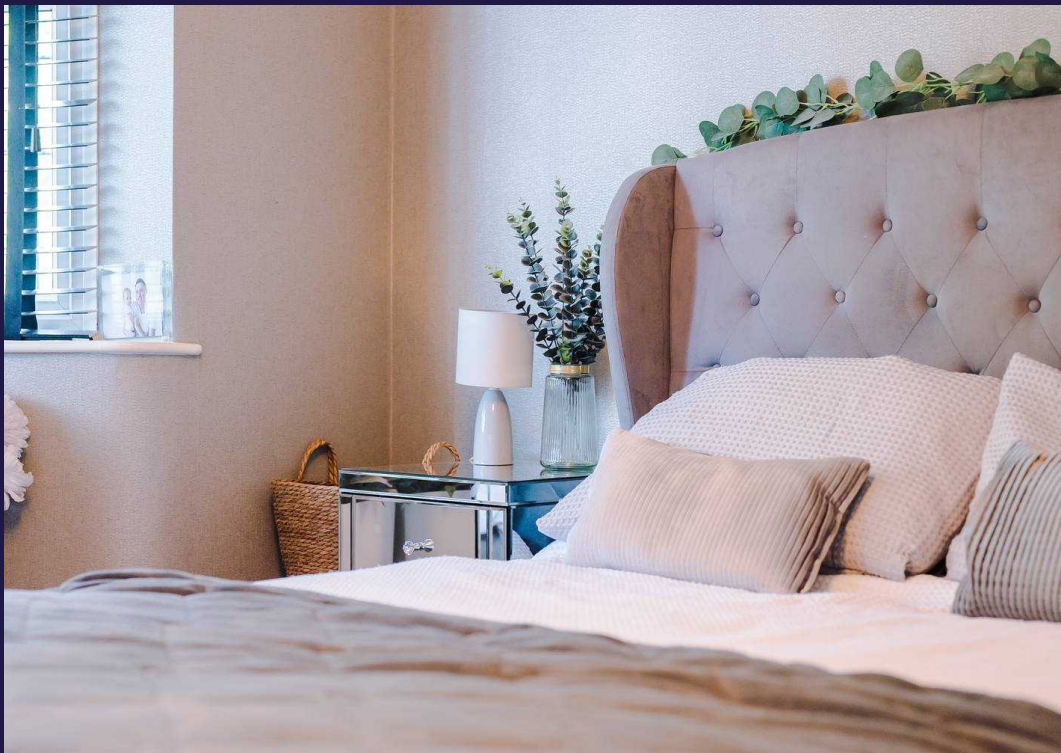


Step outside into the private, south facing garden recently designed for relaxation and entertainment by contemporary landscapers, with porcelain tiled sun terrace, lazy lawn and covered seating area. There is a side utility area and shed for that all important storage.

Back inside, stairs lead to the first floor landing with bedroom one a sumptuous bay fronted double with views over the Millenium Green. Bedroom two, also a double, is to the rear with views over to Harrock Hill, with bedroom three a comfortable single currently enjoying life as a dressing room. The elegant bathroom comprises tiled flooring and elevations, bath, wash hand basin on floating vanity unit, wc, ladder heated towel rail and rainfall mixer shower in cubicle.









Planning permission has previously been granted for a first floor extension which could be reinstated if required. Do give us a call to arrange a viewing and make this your perfect home. Council tax E, EPC to follow, Freehold

- Stunning detached property
- c 1500 square feet of sumptuous accommodation
- South facing garden
- Virtual and video tour
- Close to village amenities
- Beautiful open plan family room



HOME  TRUTHS

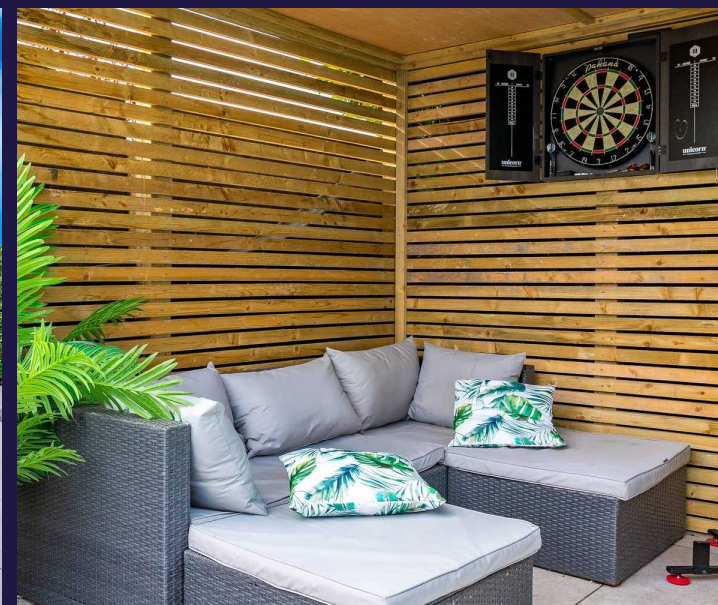
Eccleston Branch

265 The Green, Eccleston, PR7 5TF  
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Coppull Branch

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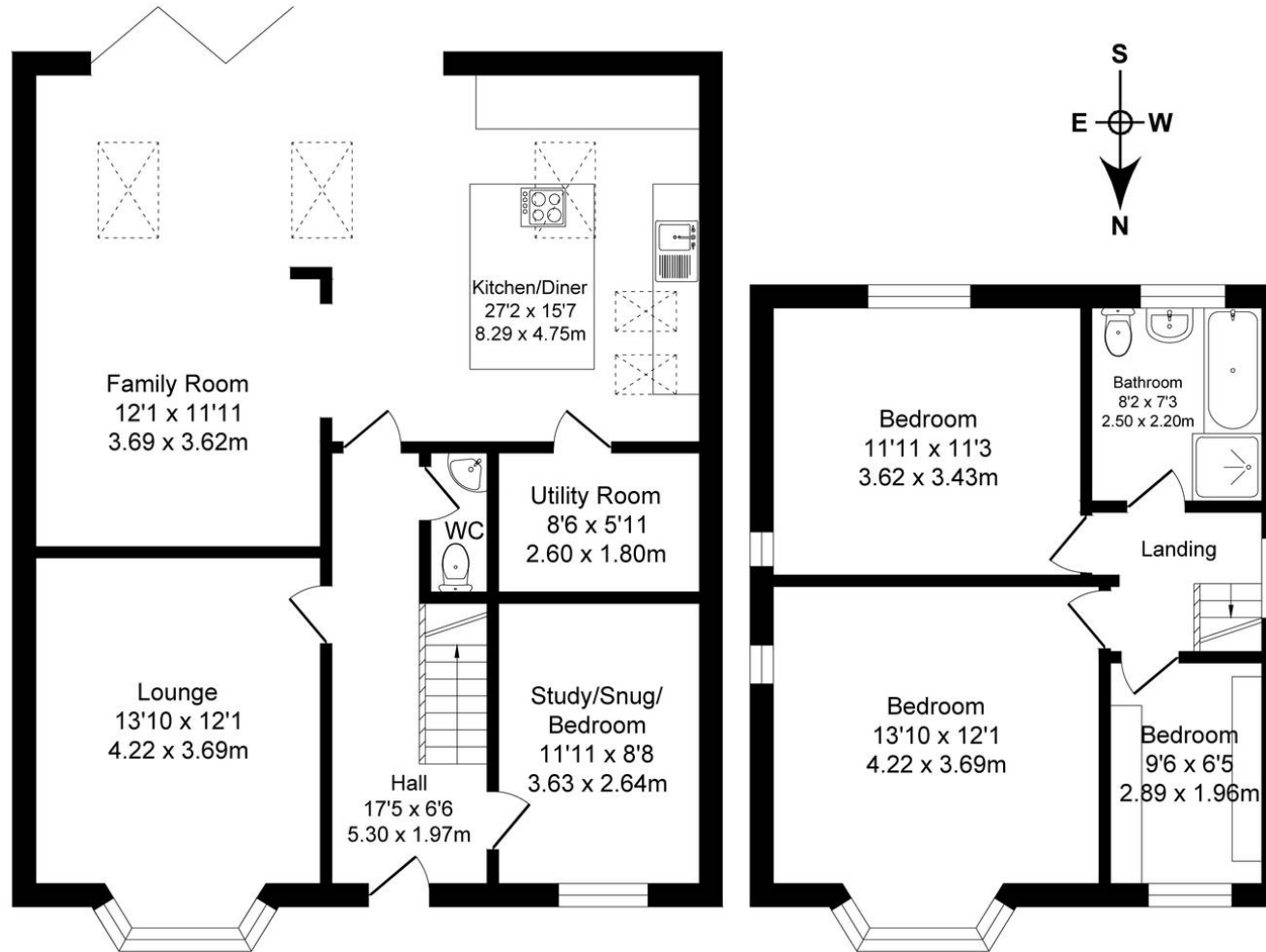
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# Red House Lane

Total Approx. Floor Area 1498 Sq.ft. (139.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 980 Sq.Ft (91.1 Sq.M.)

First Floor

Approx. Floor Area 518 Sq.Ft (48.2 Sq.M.)