

HOME  TRUTHS



Bradley Lane, Ecclestone

PR7 5TG





Delightful, extended semi detached property with two double bedrooms and loft room, offering over 1,000 square feet of accommodation which was fully renovated in 2022 To the front, the tarmac driveway can accommodate up to three vehicles and leads to the garage and the main entrance. Step into the hallway and from there to the bay fronted second reception room with multifuel stove. Reception one is a lovely snug in the middle, and, to the rear the breakfast kitchen comprises a range of wall and base units, breakfast bar, electric hob, oven and grill and space, power & plumbing for additional appliances. Completing the ground floor is the good sized utility/boot room, perfect for washing down muddy pets and children, with ceramic sink and additional storage, room for other appliances and a courtesy door the garage. Step outside onto the substantial decked area in the south facing garden, with lazy lawn, hot and cold taps making this the perfect place in which to relax and entertain. Back inside, stairs lead to the first floor landing with bedroom one a gorgeous double to the front with walk in wardrobe. Bedroom two is a second double to the rear with ladder access to the boarded loft room. The elegant bathroom comprises mixer shower in cubicle which also acts as a steam room with foot and back massage and blue tooth speaker, wc and wash hand basin in vanity.



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B

- Extended semi detached property
- Two double bedrooms
- Two reception rooms
- South facing garden
- Ample parking
- Virtual tour



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Eccleston Branch

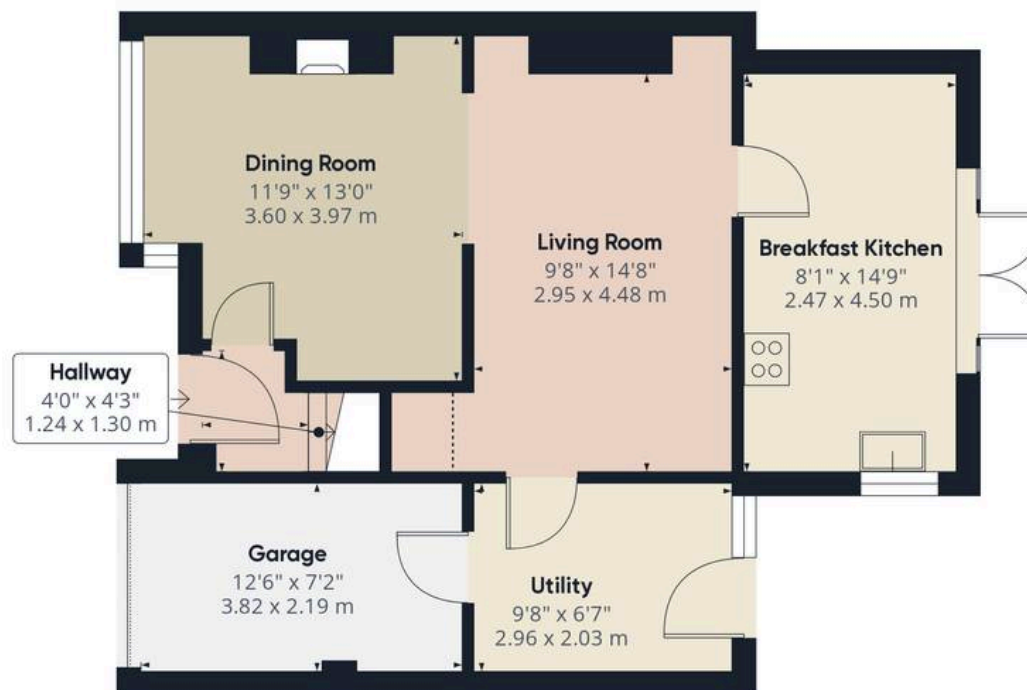
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

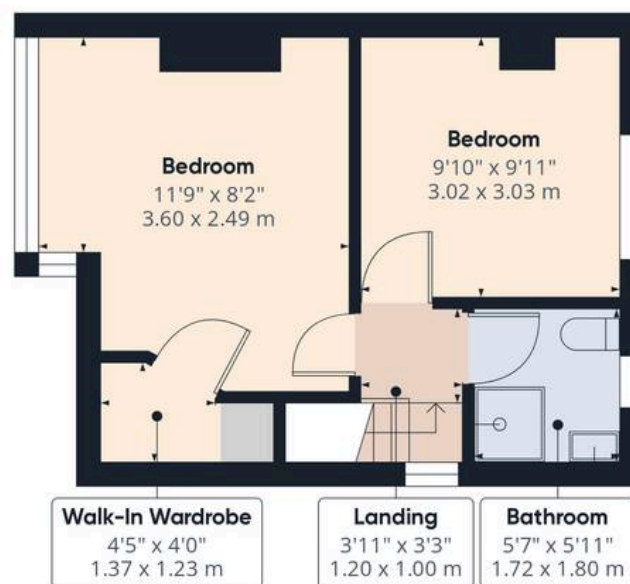
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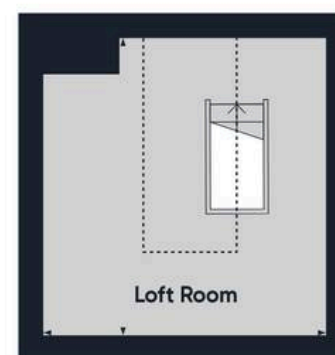




Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1015.25 ft²

94.32 m²

Reduced headroom

93.61 ft²

8.7 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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