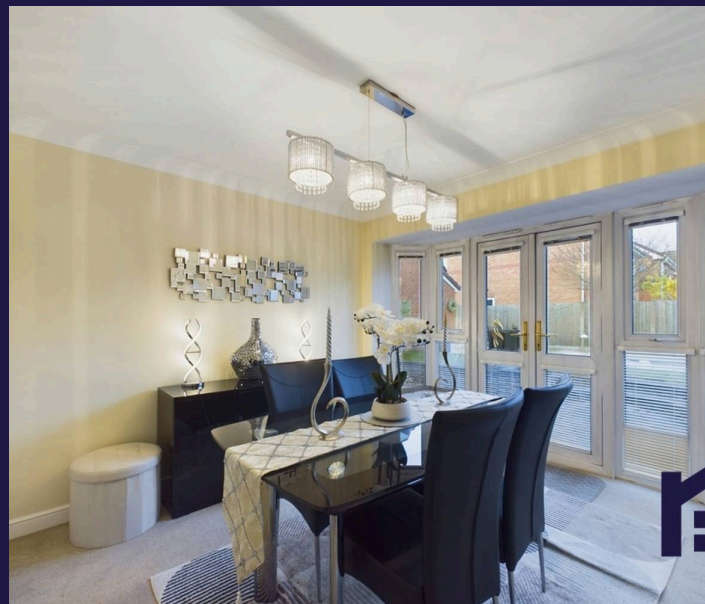


HOME  TRUTHS



Little Close, Farington Moss

PR26 6QU



Sitting on a delightful corner plot on a quiet cul de sac in a popular and sought after residential location with ample parking, easy access to town centre amenities and primary transport routes, this four bed executive property has plenty to offer both inside and out. The tarmac driveway can accommodate four vehicles and leads to the detached double garage, with power, light, boarded loft with ladder, and EV charging point as well as to the main entrance. Step into the welcoming hallway with the study/home office immediately to the left. The light and bright living room runs the full depth of the property and adjacent is the dining room with French doors opening from the dining room to the garden. The breakfast kitchen comprises a range of wall and base units with breakfast bar and integrated appliances including range master cooker, refrigerator, freezer and dishwasher. A separate utility room has space, power & plumbing for additional appliances, and, completing the ground floor is the spacious cloakroom with wc and wash hand basin. Step outside onto the lower terrace and from there it is a short stroll to the lawn and the porcelain tiled upper terrace which is beautifully situated and set up for relaxation and enjoyment. Back inside stairs lead up to the well proportioned landing with access to all rooms. The master suite has dressing area with built in wardrobes, and en suite comprising tiled elevations, his and hers wash hand basins, wc, whirlpool bath and ladder heated towel rail. Bedrooms two and three are also doubles, the latter having built in storage, and bedroom three a comfortable single. The bathroom comprises bath, wc, wash hand basin and mixer shower in cubicle. With almost 1700 square feet on offer this is a first class family home.

Sitting on a delightful corner plot on a quiet cul de sac in a sought after residential location with ample parking, access to town centre amenities, this four bed property has plenty to offer.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious detached property
- 4 good sized bedrooms
- Three reception rooms
- Ample parking
- Virtual tour
- Cul de sac location



HOME  TRUTHS

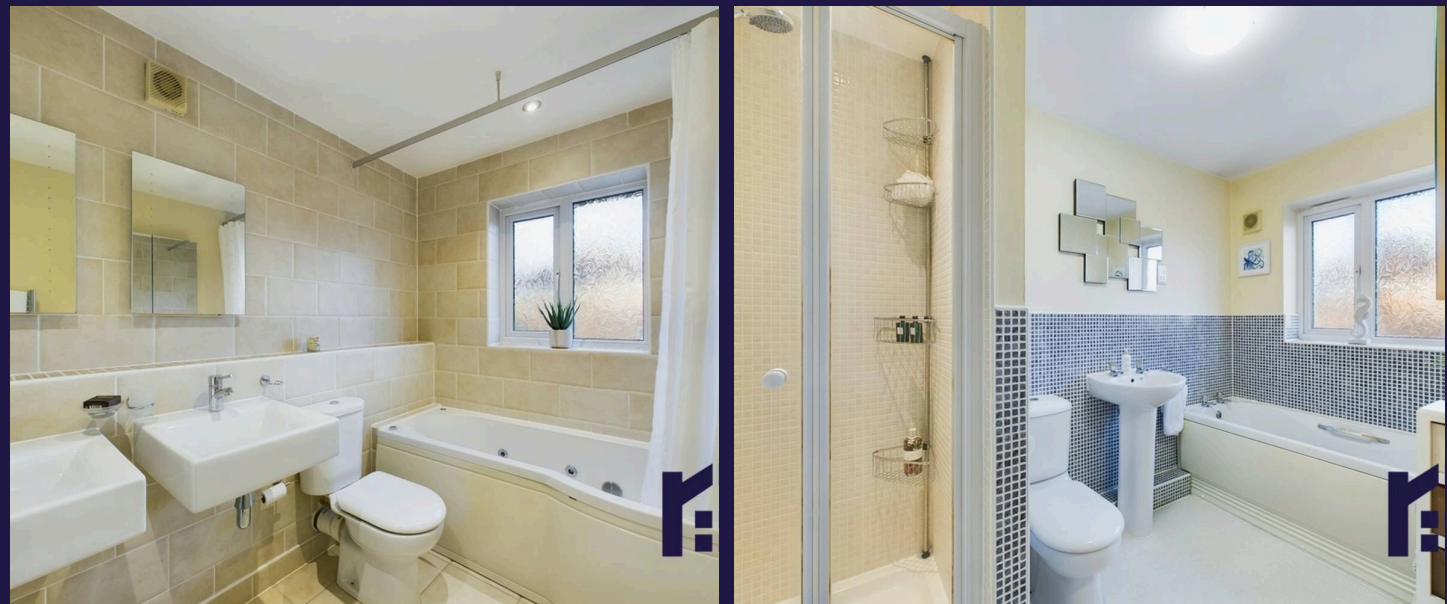
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Floor 1 Building 1



Floor 1 Building 2

Floor 2 Building 1

Approximate total area⁽¹⁾

1682.29 ft²

156.29 m²

(1) Excluding balconies and terraces

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.

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