

HOME  TRUTHS

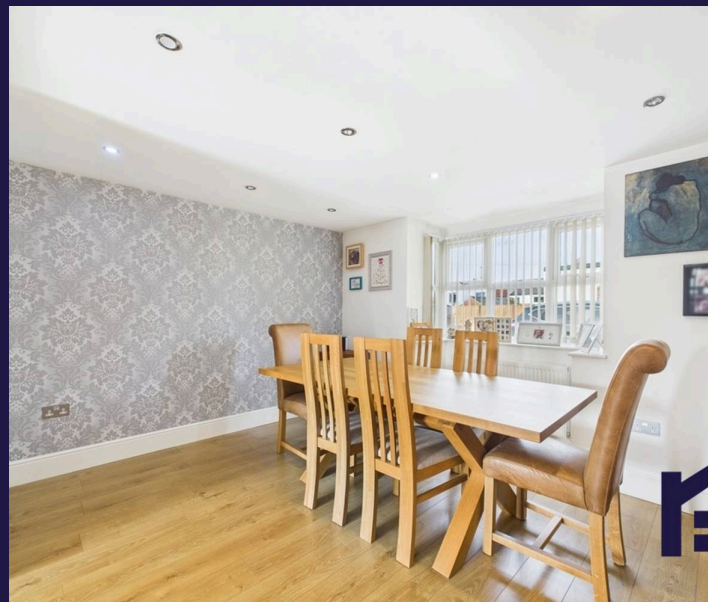
Towngate, Ecclestone

PR7 5QS





Delightful, individual and bespoke detached property with three double bedrooms, home office and south facing garden, tucked away at the end of a private road and offering over 1300 square feet of accommodation. The block paved driveway can accommodate three vehicles and leads to the car port, detached garage and main entrance. Step into the welcoming hallway and from there to the spacious living room overlooking the garden with media wall and multifuel stove. Double doors open to the dining room to the front. The breakfast kitchen comprises a range of wall and base units with central island topped by granite work surfaces and etched drainer. Integrated appliances include five burner gas hob, double electric oven and grill, refrigerator, freezer, wine cooler, microwave, dishwasher and washing machine. Completing the ground floor is the shower room with wash hand basin on vanity, wc and electric shower in cubicle. Step outside onto the Indian stone terrace which wraps round the property to the side and rear. If ever a garden was designed for relaxation and entertainment then this is it with covered pergola, pizza oven and barbeque, firepit and, a custom built garden room with power and light which acts as a bar, games room and home office. Back inside stairs lead to the first floor with ladder access to the loft with light. All three bedrooms have exposed beams with bedrooms one and two to the rear. The family bathroom comprises bath, rainfall mixer shower in cubicle, wash hand basin on floating vanity, wc and ladder heated towel rail.



Delightful, individual & bespoke detached property with three double bedrooms, home office and south facing garden, tucked away at the end of a private road with over 1300 square feet of accommodation
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Individual detached property
- Over 1300 square feet of accommodation
- Three double bedrooms
- South facing garden
- Virtual tour
- Ample parking



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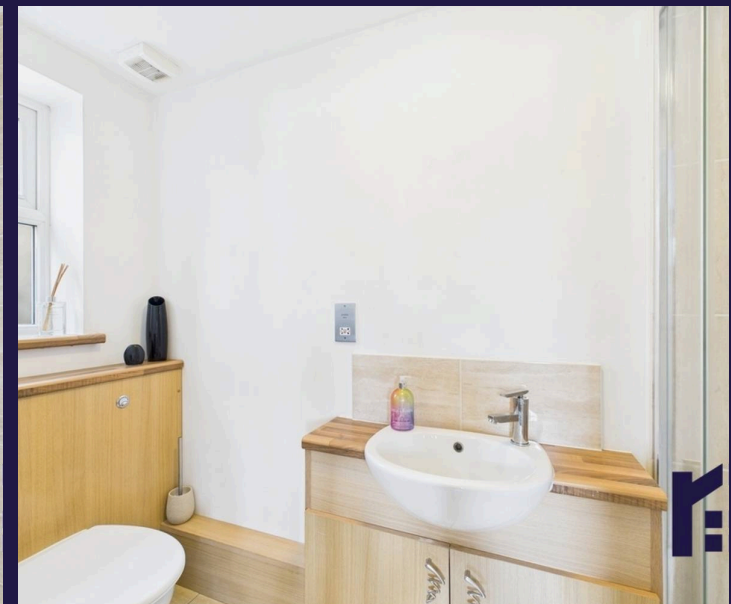
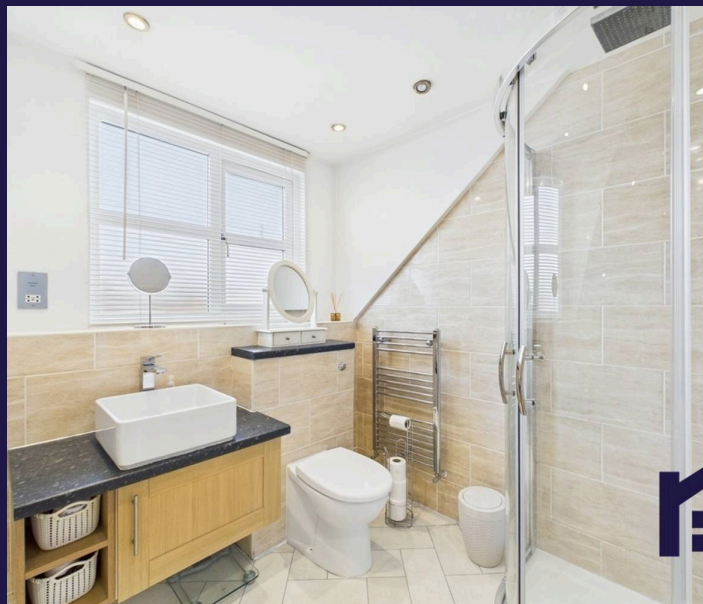
Ecclestone Branch

265 The Green, Ecclestone, PR7 5TF
01257 451673

Coppull Branch

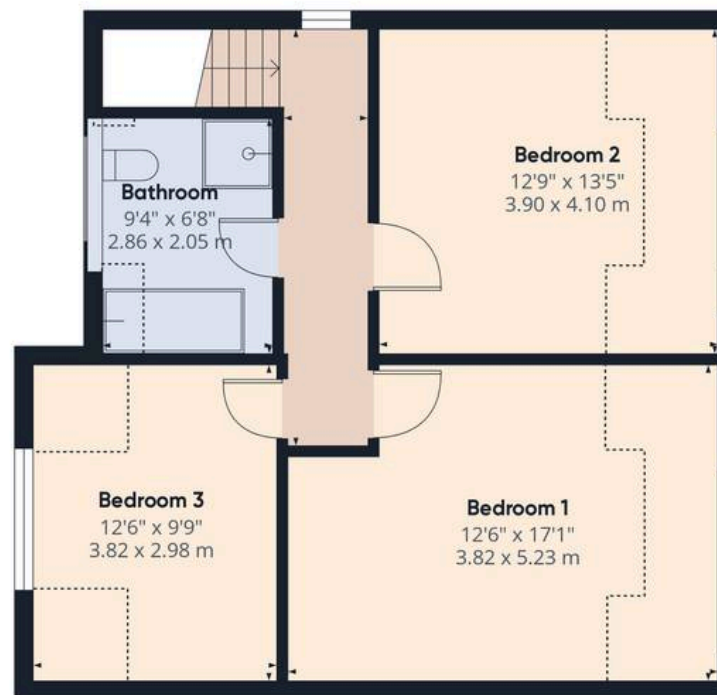
244 Spendmore Lane, Coppull, PR7 5DE
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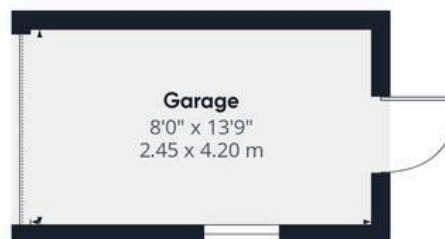
Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Floor 1 Building 3

Approximate total area⁽¹⁾

1571.95 ft²
146.04 m²

Reduced headroom

126.86 ft²
11.79 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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