

HOME  TRUTHS

New Mill Street, Eccleston

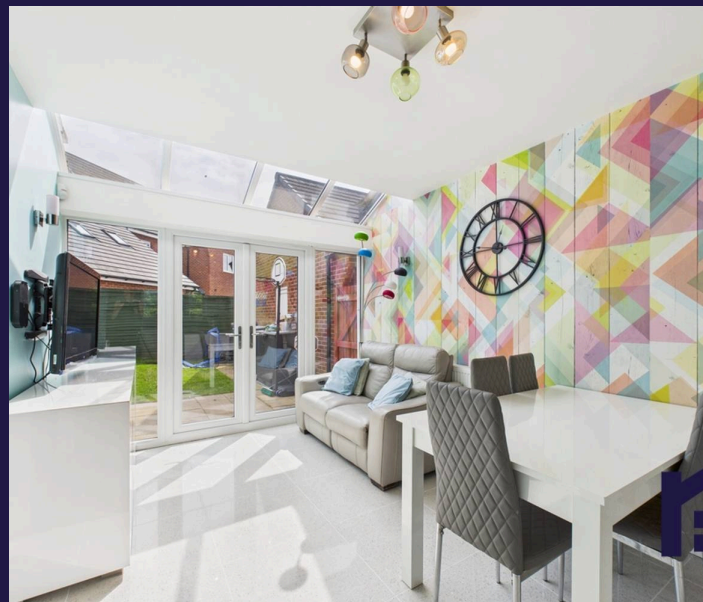
PR7 5FT







Wonderfully spacious four double bedroom detached property occupying a corner plot in a sought after location and offering over 1600 square feet of accommodation. The driveway can accommodate up to three vehicles and leads to the garage. Stroll through the front garden with lawn and mature hedging to the main entrance and step into the hallway with Porcelanosa floor tiles and cloakroom off comprising wc and wash hand basin. The living room has side bay and patio doors opening to the garden whilst the snug/home office is currently enjoying life as a playroom. The heart of the home has space for both dining and comfortable furniture with the kitchen comprising a range of wall and base units topped with quartz work surfaces and etched drainer and having Siemens induction hob, Bosch double electric oven and grill, refrigerator, freezer and dishwasher. A separate utility room has space, power and plumbing for additional appliances. Patio doors open to the south east facing back garden with courtesy door to the garage, lawn, sun terrace, raised decked area and ivy & clematis wall so that you can relax and entertain in peace and privacy. Back inside, stairs lead to the first floor landing with bedroom one to the rear having dressing room and en suite comprising mixer shower in cubicle, floating wash hand basin and wc. There are two further double bedrooms and the family bathroom comprising fully tiled elevations and flooring, bath, mixer shower in cubicle, ladder heated towel rail, wc and floating wash hand basin. Stairs lead up to the second floor where you will find a lovely light bedroom benefiting from en suite comprising mixer shower in cubicle, wc and floating wash hand basin.





Wonderfully spacious four double bedroom detached property occupying a corner plot in a sought after location and offering over 1600 square feet of accommodation.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Spacious detached property
- Four double bedrooms
- Two en suite
- Over 1600 square feet
- Corner plot
- Virtual tour



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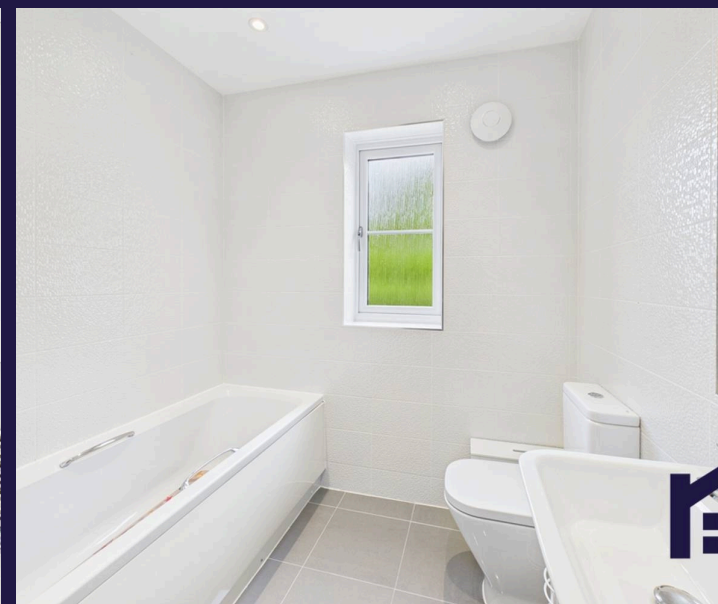
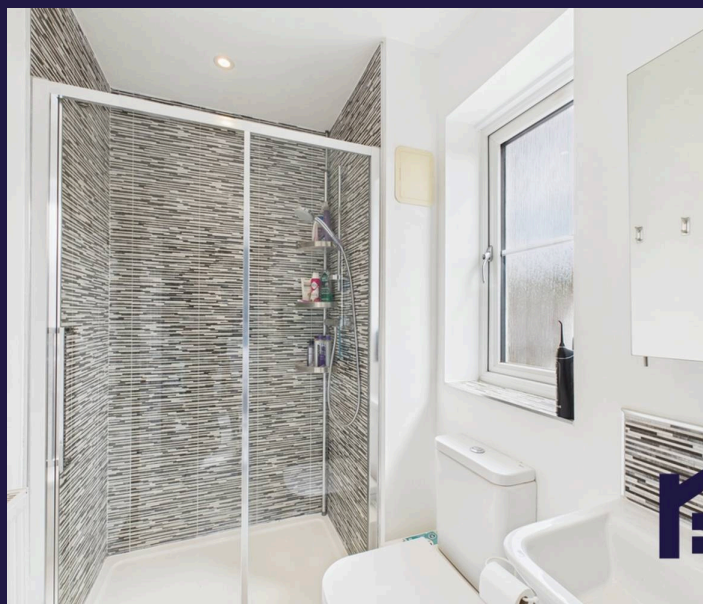
Ecclestone Branch

265 The Green, Ecclestone, PR7 5TF  
01257 451673

Coppull Branch

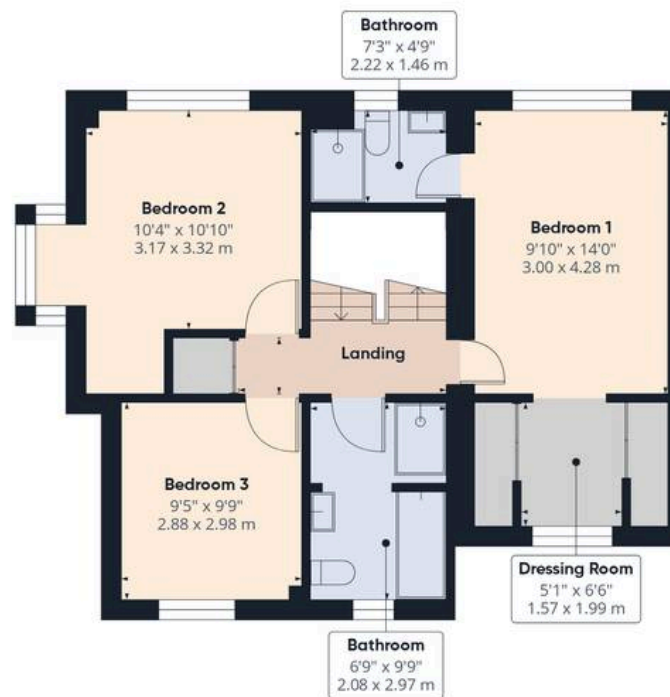
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Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 1 Building 2

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

1678 ft<sup>2</sup>

155.9 m<sup>2</sup>

**Reduced headroom**

32 ft<sup>2</sup>

3 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 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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