

HOME  TRUTHS

The Hawthorns, Ecclestone

PR7 5QW





Spacious, extended four bedroom detached property occupying a corner plot in a quiet cul de sac within easy reach of all village amenities, local schools and countryside walks. With over 1300 square feet on offer this family home is available with no upward chain. The driveway can accommodate two vehicles and leads to the garage, with power and light, and to the main entrance. Step into the vestibule, and from there to the hallway with the living room to the left running the full depth of the property and benefiting from gas fire and patio doors to the garden. Leading off is the second reception room and cloakroom comprising wc and wash hand basin. To the rear, the dining kitchen comprises a range of wall and base units with breakfast bar and integrate appliances including double electric oven and grill and gas hob. Step outside into the very private, south east facing garden with lawn, mature hedging and utility area having potting shed and guarded by a mature, heavily cropping apple tree, possibly a remnant from the orchards for which Ecclestone was famous. Back inside, stairs lead to the first floor landing with linen cupboard and access to the loft. Bedroom one benefits from en suite comprising electric shower in cubicle, wc and wash hand basin. Bedrooms two and three are also doubles with bedroom four a very comfortable single. The family bathroom comprises bath, electric shower in cubicle, wc and wash hand basin on vanity.



Spacious four bedroom detached property on a corner plot in a quiet cul de sac in easy reach of village amenities, local schools and countryside walks. With over 1300 square feet and no upward chain

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Spacious detached property
- Four bedrooms
- Corner plot in a quiet cul de sac
- Over 1300 square feet
- Virtual tour
- No upward chain



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Eccleston Branch

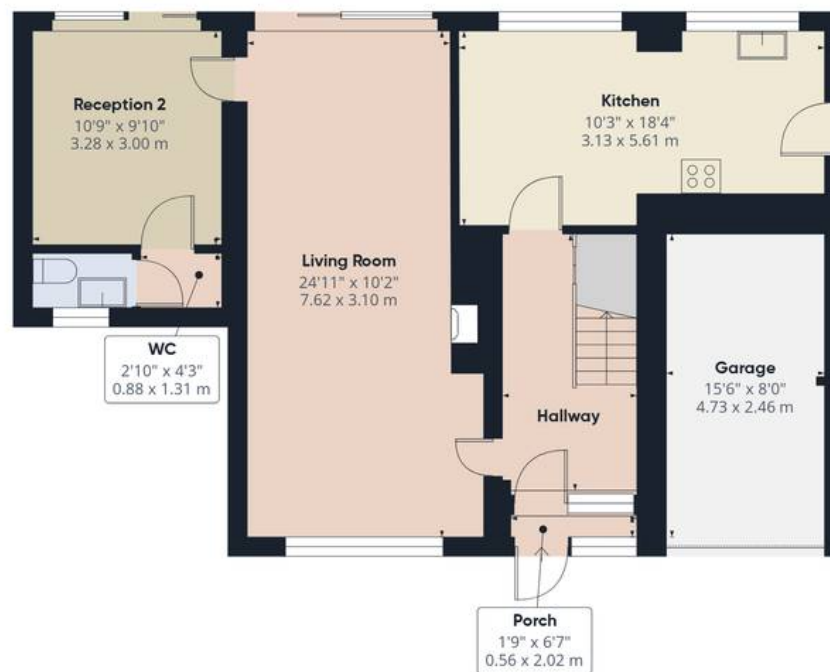
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

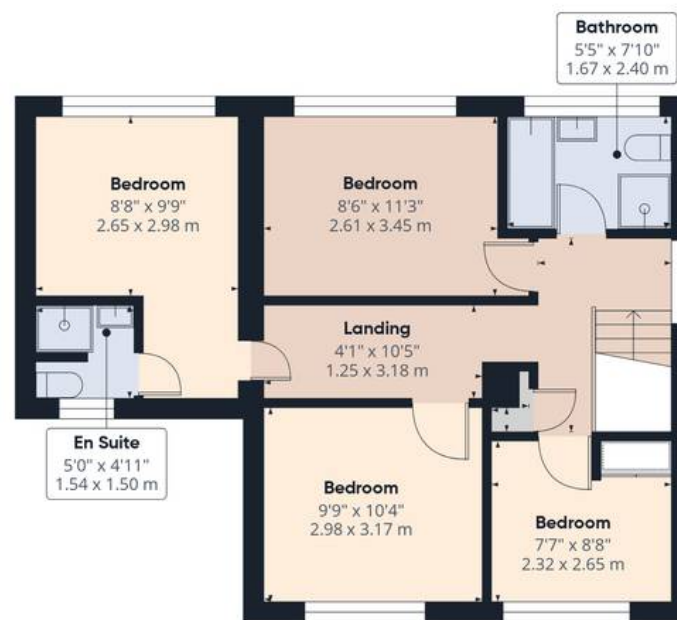
244 Spendmore Lane, Coppull, PR7 5DE
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Floor 1



Floor 2

Approximate total area⁽¹⁾

1368 ft²

127.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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