

HOME  TRUTHS

Southport Road, Ulnes Walton

PR26 8LN





Wonderful, individual detached property with gorgeous views to the rear, ample parking and beautifully presented throughout. With c1600 square feet of versatile accommodation this is a first class family home. Set well back from the road the property benefits from ample parking with the driveway also able to accommodate a caravan or motorhome. Two lawns with vibrantly planted borders lead to the main entrance with courtesy porch. Step into the vestibule and from there to the wide and welcoming hallway. To the front are bedrooms three and four with the smaller currently enjoying life as a home office/snug. To the rear, the serene living room flows into the garden room with vaulted ceiling and plenty of natural light from patio doors and Velux windows. The kitchen comprises a range of wall and base units with range cooker, American style refrigerator and washing machine. Leading off, is the dining room with patio doors overlooking the garden. Completing the ground floor, the cloakroom comprises floating wash hand basin, wc and ladder heated towel rail. Step outside into the gorgeous garden with Indian stone sun terrace following the curve of the lawn to a covered pergola making this the perfect place to relax and entertain. With abundant planting the borders contain apple and pear trees, herbaceous shrubs and a secret door opens to a delightful productive area with raised beds, greenhouse, shed and views over fields and trees. Back inside, stairs lead to the first floor landing with eaves storage. Both bedrooms have views over open countryside with the en suite to bedroom two comprising wash hand basin, wc, ladder heated towel rail and rainfall mixer shower in cubicle. The en suite to bedroom one benefits from wash hand basin, wc, p shaped bath with screen and electric shower over and ladder heated towel rail.



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Tenure: Freehold

EPC Energy Efficiency Rating: C

- Striking individual detached property
- Four double bedrooms
- Beautiful views to the rear
- c1600 square feet of versatile accommodation
- Virtual tour
- Ample parking



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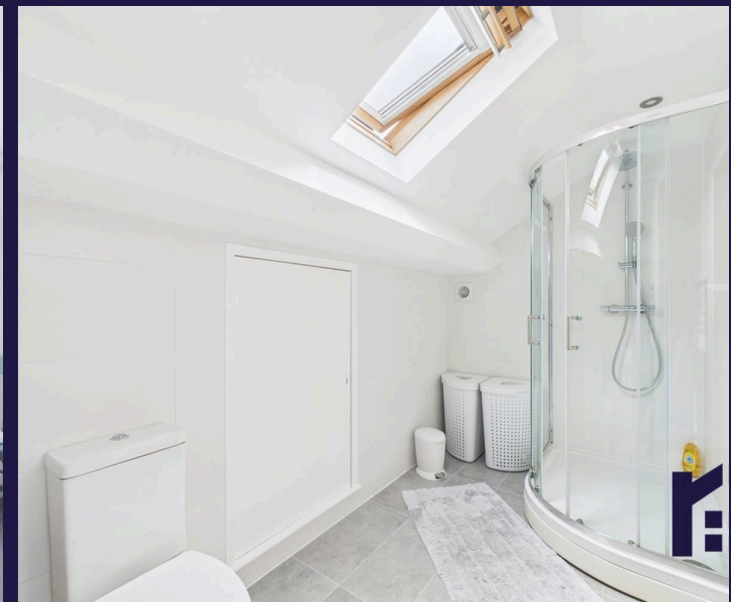
Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

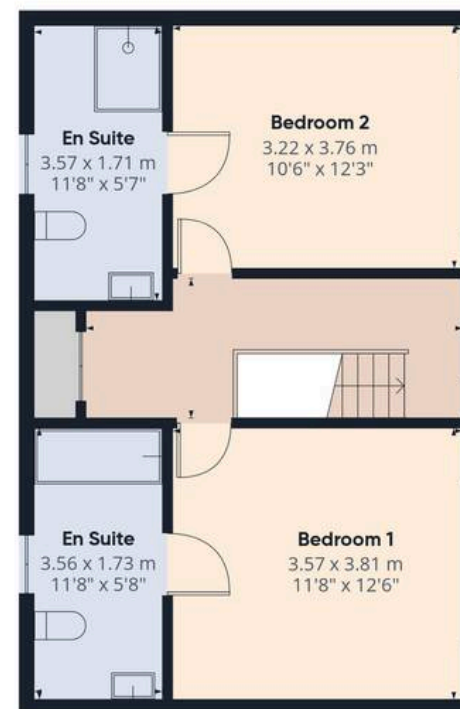
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Floor 1



Floor 2

Approximate total area⁽¹⁾

147.5 m²

1588 ft²

Reduced headroom

0.6 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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