

HOME  TRUTHS

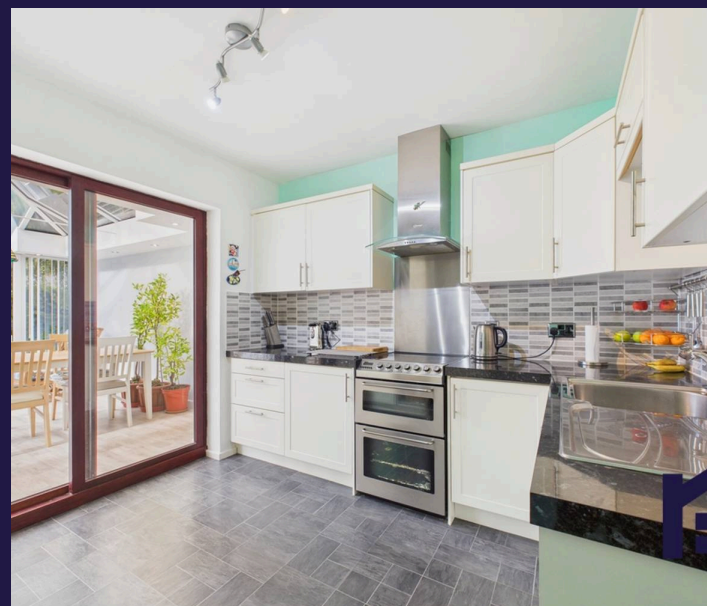
Rookwood, Ecclestone

PR7 5RG





Spacious semi detached property, which is not directly overlooked to the front or the back, in a quiet and sought after residential area offering c1200 square feet of versatile accommodation including three bedrooms and two bathrooms. Within easy reach of village amenities this is perfect both for families and those wanting their living on one level. The block paved driveway can accommodate three vehicles and leads past the lawn bordered by mature planting to the garage and main entrance. Step into the welcoming hallway and from there to the living room, a lovely bright room with feature gas fire in hearth. To the rear, the kitchen comprises a range of wall and base units with integrated dishwasher, refrigerator and freezer. Leading off is the delightful orangery overlooking the garden and currently enjoying life as a dining room. Step outside into the private, west facing rear garden which is bordered by mature hedges and planting and two patio areas so that you can enjoy the sun at different times of the day. The larger than average garage has power and light and utility room with space, power and plumbing for additional appliances. Back inside bedroom one is a good sized double and bedroom three a comfortable single, both on the ground floor, with bedroom two another double, having plenty of walk in eaves storage, to the first floor. Bathroom one comprises bath with screen and electric shower over, wc, floating wash hand basin and fully tiled elevations and flooring. Completing the accommodation, bathroom two comprises electric shower in cubicle, wc, wash hand basin on vanity and ladder heated towel rail.



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Spacious semi detached property
- c 1200 square feet of versatile accommodation
- Three bedrooms
- Ample parking and garage
- Virtual tour
- Private west facing garden



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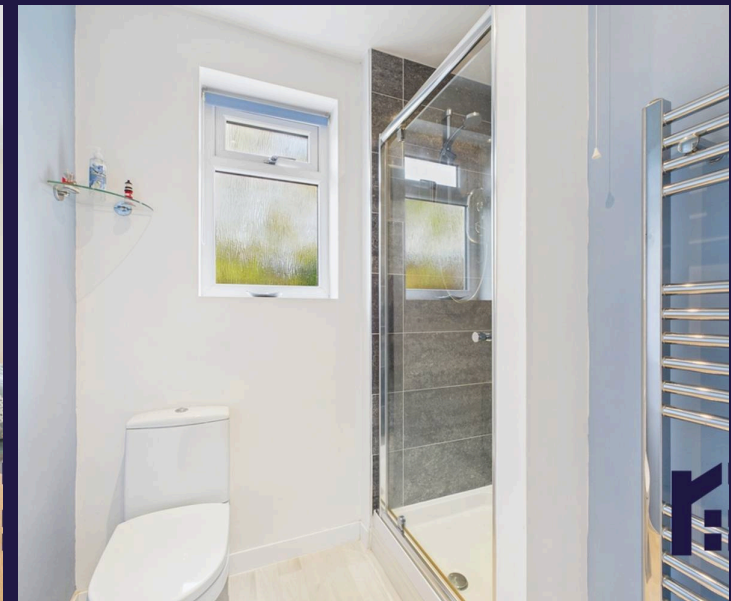
Eccleston Branch

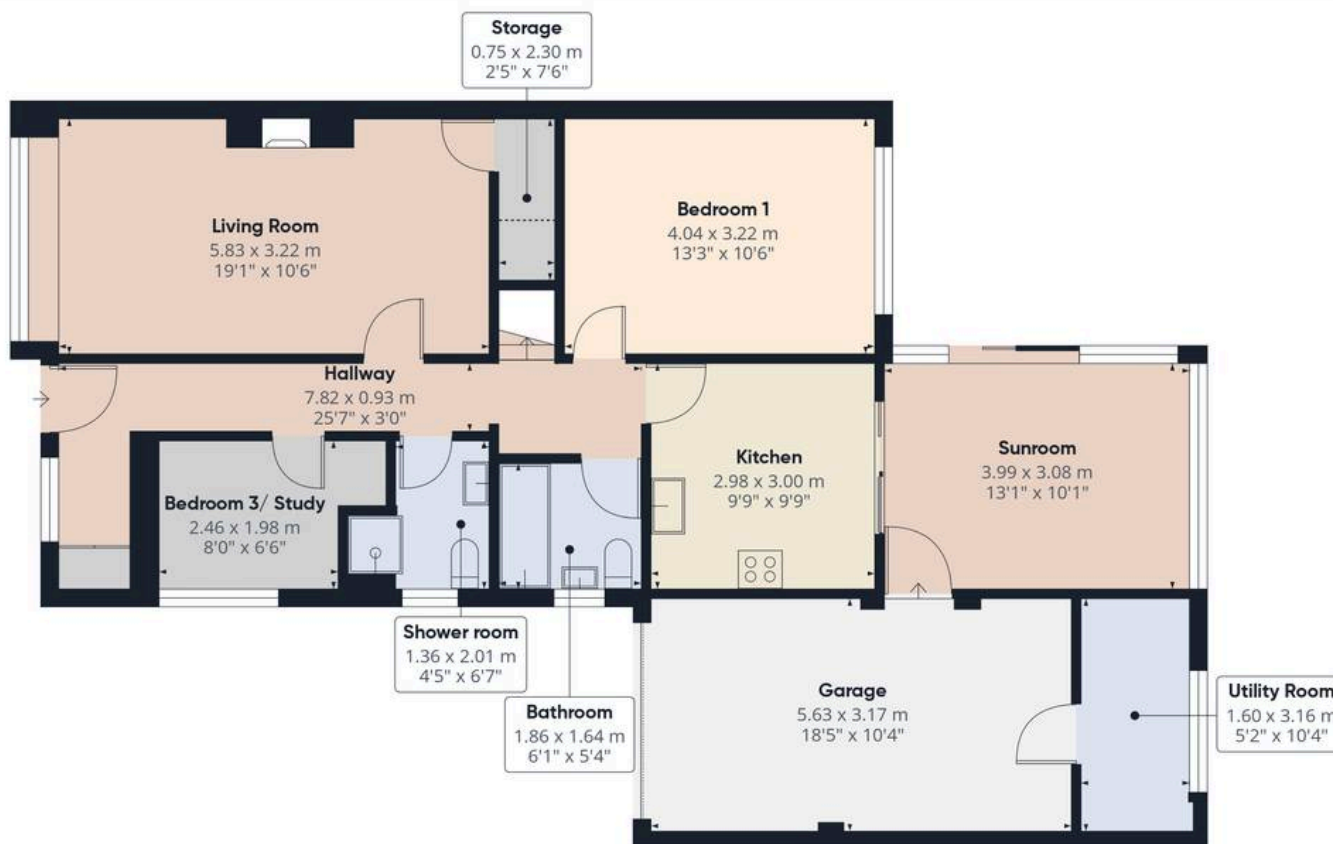
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Coppull Branch

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Floor 1



Floor 2

Approximate total area⁽¹⁾

127.6 m²

1374 ft²

Reduced headroom

13.6 m²

147 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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