

HOME  TRUTHS

Anchor Fields, Ecclestone

PR7 5UW





Tucked away on a peaceful cul-de-sac on the edge of the village, this delightful modern end mews property offers stylish, low-maintenance living within easy reach of local schools, village amenities and scenic countryside walks. Approached through a neatly landscaped front garden, the property opens to a welcoming hallway with Amtico flooring flowing through much of the ground floor and a cloakroom comprising WC and wash hand basin. To the front, the gorgeous breakfast kitchen features an excellent range of wall and base units topped with granite work surfaces and etched drainer, along with a comprehensive suite of Bosch integrated appliances including induction hob, electric oven and grill, microwave, along with refrigerator, freezer and washing machine. At the rear, the serene living room is bright and inviting, with a multi-fuel stove creating a cosy atmosphere during the cooler months. Step outside to the private west-facing rear garden, beautifully landscaped with raised beds and mature planting including hydrangea and euonymus. There's also a useful side utility area and gated access to two parking spaces and the garage. Upstairs, the spacious landing offers loft access and a linen cupboard. The principal bedroom to the front benefits from a wall of fitted wardrobes, while bedroom two is a double to the rear, ideal for guests, and bedroom three a comfortable single currently enjoying life as a home office. The family bathroom features a P-shaped bath with screen and mixer shower over, floating wash hand basin, WC, and fully tiled flooring and elevations. Immaculately presented throughout and set in a prime village location, this is a beautifully balanced home ideal for professional couples, young families or those seeking a peaceful downsized opportunity.

On a peaceful cul-de-sac on the edge of the village, this delightful modern end mews property offers stylish living within easy reach of local schools, village amenities and scenic countryside walks. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Modern end mews property in a quiet cul-de-sac setting
- Three bedrooms and stylish family bathroom
- Beautiful breakfast kitchen with granite worktops and Bosch appliances
- Bright living room with multi-fuel stove
- Virtual tour
- Garage and two parking spaces



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Eccleston Branch

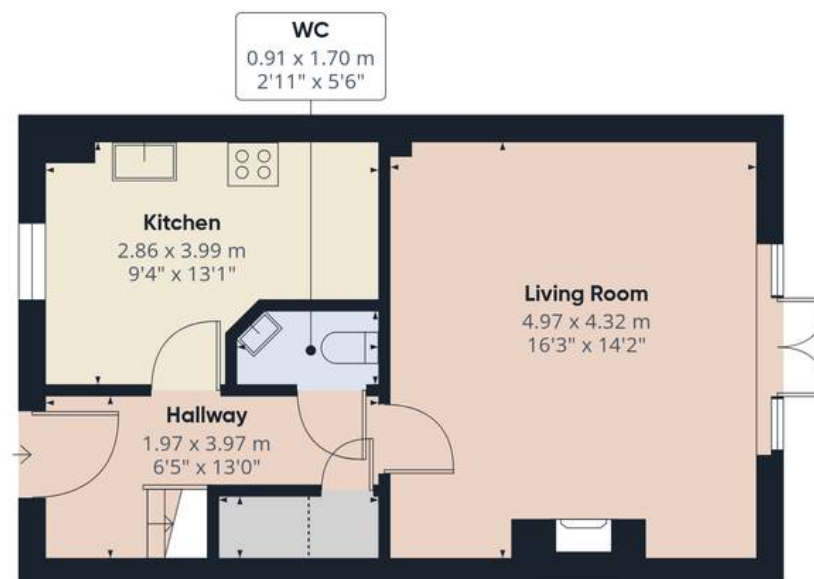
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

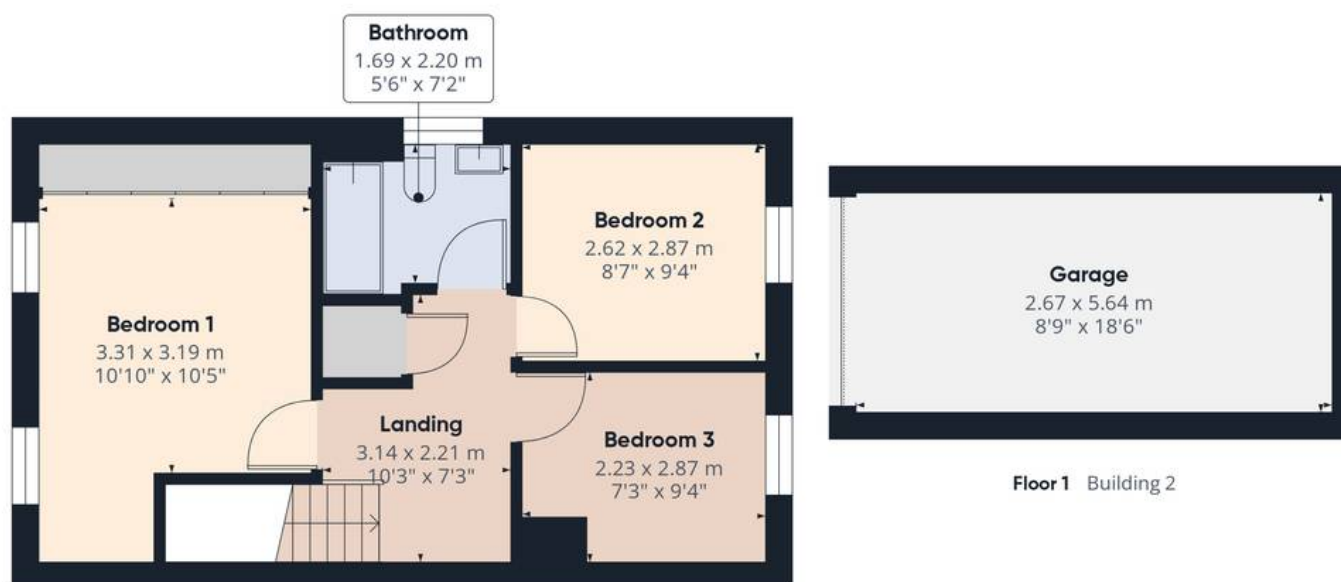
244 Spendmore Lane, Coppull, PR7 5DE
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Floor 1 Building 1



Floor 1 Building 2

Floor 2 Building 1

Approximate total area⁽¹⁾

92.3 m²

994 ft²

Reduced headroom

0.8 m²

8 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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