

HOME  TRUTHS

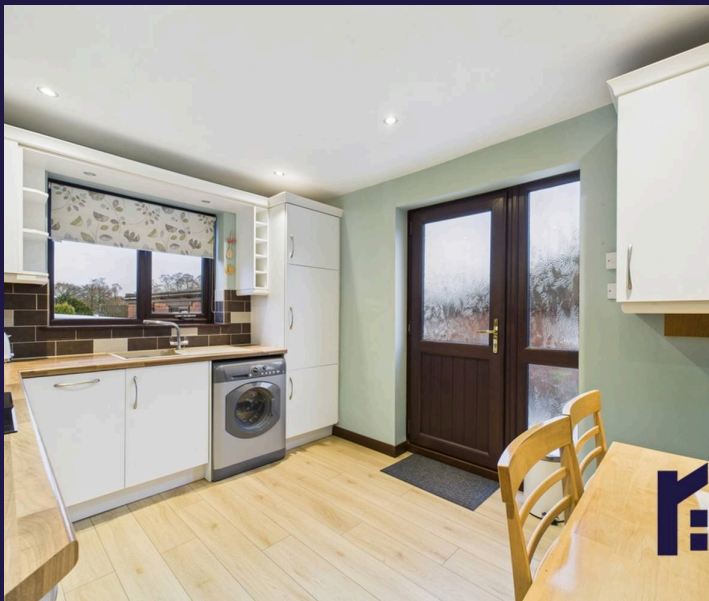
Larkfield, Ecclestone

PR7 5RN





Situated in a popular residential area and offering over 1,000 square feet of well maintained, flexible living space, this delightful three bedroom semi-detached property is available with no upward chain, making it an ideal purchase for families, downsizers or investors alike. To the front, the driveway provides off road parking for up to three vehicles and leads to both the detached garage and the main entrance. Step into the welcoming hallway, which gives access to the living room, made warm and inviting by a gas fire set within a marble hearth, while patio doors allow plentiful natural light and offer delightful views over Harrock Hill. Reception Two, currently utilised as a dining room, offers excellent versatility and could easily function as a ground floor bedroom if required. The dining kitchen comprises a range of wall and base units with integrated induction hob, double electric oven and grill by Neff, slimline dishwasher, refrigerator, and houses the Worcester central heating boiler. Completing the ground floor accommodation are the shower room and a separate wc, adding further practicality. Step outside onto the upper Indian stone terrace, perfectly positioned within the south facing rear garden, which also features a lawn, planted borders and a lower terrace, creating a wonderful space for both relaxation and entertaining. The detached garage benefits from power and light. Back inside, stairs rise to the first floor landing. Bedroom One is a large double and enjoys the benefit of an en suite, comprising floating wash hand basin, wc and electric shower in cubicle. Bedrooms Two and Three are both comfortable singles, with the latter enjoying those lovely far reaching views. This is a well balanced and versatile home in a desirable location.



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Tenure: Freehold

EPC Energy Efficiency Rating: E

- Spacious semi detached property
- Over 1,000 square feet of versatile accommodation
- Virtual tour
- Lovely views to the rear
- Close to village amenities
- No upward chain



HOME  TRUTHS

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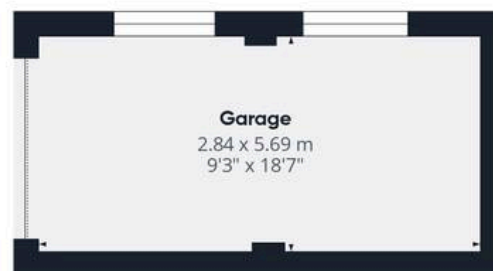




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

99.4 m²

1070 ft²

Reduced headroom

1.7 m²

19 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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