



Easy Home Sales
Independent Residential Sales Agents

35 Windsor Road
PR7 5SG

- 3 Bedrooms
- Eccleston Village Location
- Gardens Front, Side and Rear
- Family Bathroom

Offers Over £269,995
EPC Rating 'D'





Property Description

Easy Home Sales are delighted to present to the sales market this beautifully maintained chain-free, three-bedroom semi-detached family home, ideally located in the highly sought-after village of Ecclestone. Offering a perfect blend of village charm and convenience, the area provides a variety of shops and amenities while remaining within easy reach of larger towns.

The property offers well-proportioned and versatile living space throughout. Upon entering, you are welcomed by an inviting entrance hallway with the first door leading through to a cosy lounge with fitted electric fire. Through to the fitted white high gloss kitchen finished with wood effect worktops you will find integrated appliances such as fridge/freezer, double oven and a dish washer. Through the kitchen you will find the breakfast area which is designed to suit the needs of modern family life and a 'snug' area which could double as a play room or office.





To the first floor, the home comprises three good-sized bedrooms and a contemporary family bathroom comprising a basin, W/C and shower over bath.

Externally, the property benefits from ample driveway parking which leads to a detached garage. It also enjoys generous gardens to the front, side, and rear, offering plenty of outdoor space for families or those who enjoy gardening and al fresco living.

This is a fantastic opportunity to purchase a wonderful family home in a desirable location. Early viewing is essential to fully appreciate all that this property has to offer.





Do you have a property to sell?

If you have a property to sell or thinking of selling, we can offer a **FREE MARKET APPRAISAL** from our experienced sales team 01257 791888.

Please note:

Room and land measurements given in these property details are approximate and are supplied as a guide only and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Easy Home Sales cannot be held liable for any faults found. We endeavour to make our sales particulars and information provided as accurate and reliable as possible, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. No responsibility can be accepted for any expenses incurred by prospective purchasers, all information should be verified by the buyer's own solicitor and/or surveyor.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements