

Road Map



Hybrid Map



Terrain Map



Floor Plan



The Birches Orchard End
Great Eccleston, Preston, PR3 0YW

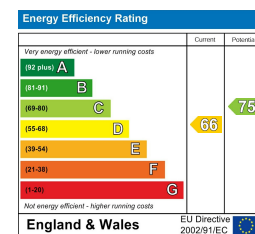
Offers In The Region Of £415,000

Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

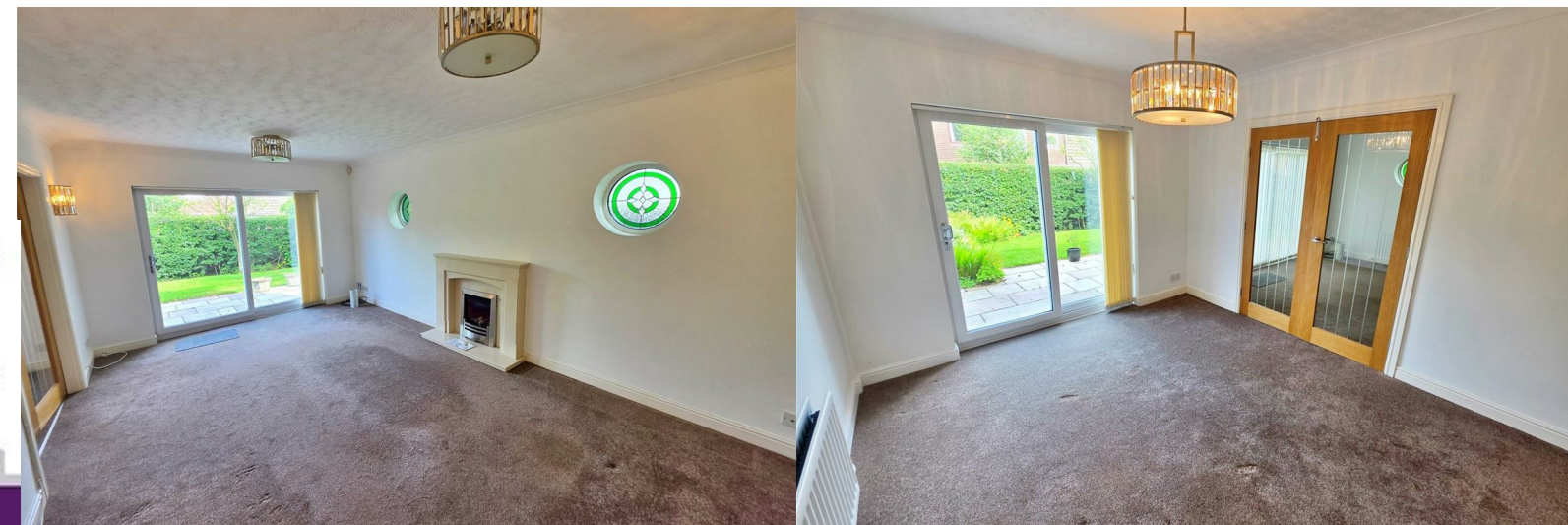
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Energy Efficiency Graph



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The rear garden wraps around the side and is bathed in sunlight, an Indian stone patio gives plenty of space for relaxing and entertaining.

Further Information

Tenure - Freehold

Council Tax Band - F - Wyre Borough Council

EPC Rating - D

Introduction Summary

This imposing 4 bedroom detached property, sits on a large plot in a private and exclusive cul-de-sac in Great Eccleston.

One of 4 bespoke built properties, this house boasts generous living and entertaining space, all finished to the highest standard.

The ground floor comprises of a large reception room, a light and spacious dining room, a well appointed kitchen and utility room, downstairs cloakroom and an integral garage.

The first floor has 4 double bedrooms, one with ensuite and a family bathroom.

Ground Floor

As you enter the property, you are greeted by an entrance porch leading to the main hallway. All the internal doors are oak and glass and are newly fitted. The stand out feature is the oak staircase with satin glass panels. The main reception room is a large bright and airy room with a feature fireplace and patio door leading to the garden. A pair of oak glazed doors lead to the dining room which also has a patio door leading to the garden.

To the front of the property, sits the kitchen. A well appointed space with integrated appliances, a wine cooler and large range cooker. The oak style doors tone beautifully with all the other oak fittings. The floor and walls are ceramic tiled. The utility room is accessed from the kitchen and has ample storage and worktop space, plumbing for white goods and a sink. A new UPVC composite door leads to the side of the property.

To complete the ground floor is a convenient cloakroom with a WC and wash hand basin, and an integral garage accessed from the hall.

The garage comes with light and power and has an electric remote roller shutter door. The combination boiler is also sited in the garage.

First Floor

The first floor is accessed via a newly installed solid oak staircase with satin glass panels and oak handrails.

The first of the four bedrooms is a large double bedroom with ensuite bathroom. There are fitted wardrobes with sliding doors and 2 good sized windows bringing in plenty of light.

The ensuite bathroom has a walk in double width shower, WC and wash hand basin.

There are 3 further good sized bedrooms, 2 with fitted wardrobes and all with plenty of natural light.

To complete the interior is a spacious family bathroom. This room is half tiled, has a large double walk in shower, WC and wash hand basin and vanity unit. Large mirrors emphasize the space on offer.

Exterior

The exterior is one of the properties best features. A large entrance to the private development leads to the property. The 5 birch trees were the inspiration for the name of the property.

The front garden is mostly laid to lawn with a double width block paved driveway.

