

Easy Home Sales
Independent Residential Sales Agents

8 Newlands, Eccleston

PR7 5RU

- Two Bedroom Semi-Detached House
- Garden To Rear And Front
- Off Road Parking
- Great Fitted Kitchen With Central Breakfast Bar

£240,000

EPC Rating ‘D’











Property Description

Easy Home Sales are delighted to bring to the market this well-presented two-bedroom semi-detached home, ideally situated in the highly sought-after residential area of Eccleston and offered to the market chain free. Recently updated and tastefully decorated, this lovely home offers well-proportioned accommodation throughout, making it an ideal choice for first-time buyers, couples, small families or those looking to downsize.

Enjoying a desirable village setting, the property is ideally placed to take advantage of the beautiful surrounding countryside, along with a fantastic selection of local shops, traditional pubs, restaurants and cafés. For commuters, excellent transport links are close at hand, with the M6, M65 and M61 motorways all within a short drive.









Upon entering the property, you are welcomed by an entrance porch leading into a spacious and inviting lounge. A large picture window allows plenty of natural light to flood the room, creating a bright and comfortable living space. To the rear, the generously sized breakfast kitchen offers both practicality and style. Fitted with a range of modern grey units, contrasting oak worktops, a black tiled splashback and contemporary grey flooring, the kitchen provides ample space for a dining table, making it perfect for everyday family life and entertaining. There is an electric oven, gas hob, space for a fridge freezer and plumbing for a washing machine. A door provides direct access to the rear garden, creating a lovely connection between indoor and outdoor living.

Upstairs, the property continues to impress with two well-proportioned bedrooms and a family bathroom fitted with a three-piece suite, comprising a freestanding shower, wash basin and WC.

Externally, the front of the property benefits from a generous driveway, providing valuable off-road parking for multiple vehicles. To the rear, a private, low-maintenance garden features a combination of decking and stone finishes, together with a useful garden shed, offering an ideal space to relax and enjoy the outdoors with minimal upkeep.

Early viewing is highly recommended to fully appreciate all that this property has to offer. With interest anticipated, contact Easy Home Sales today to arrange your viewing and avoid disappointment.









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.

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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