



Easy Home
Lets & Sales

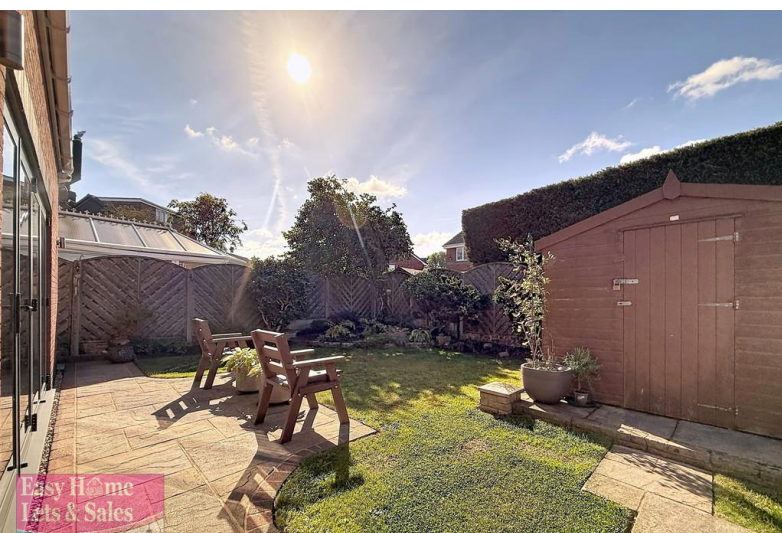
Easy Home Sales
Independent Residential Sales Agents

5 Middlewood Close, Eccleston
PR7 5QG

- Detached 4 Bedroom House
- Large Driveway For Multiple Cars
- High Spec Kitchen/Dining Room
- Family Bathroom With Shower Over Bath

Offers Over £359,950

EPC Rating 'C'



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Property Description

Nestled within a peaceful cul-de-sac in a highly desirable residential setting, this beautifully presented and extended four-bedroom detached family home offering spacious and versatile accommodation. Finished to an impressive specification throughout, the property boasts a southwest-facing rear garden, solar panels, flexible living spaces and no upward chain, making it an excellent choice for modern family living.

Approaching the property, a tarmac driveway runs alongside an attractive lawned front garden with planted borders, providing access to the garage and main entrance.

Upon entering, you are welcomed into a bright entrance hallway which leads through to the charming bay-fronted living room. Offering a cosy yet stylish place to unwind, the room features an attractive hearth with the potential to accommodate a fully functioning log burner, alongside an air conditioning unit providing comfort throughout the seasons.





Undoubtedly the heart of the home is the fantastic open-plan family room, providing an abundance of space for dining, entertaining and relaxing. The contemporary kitchen is fitted with a stylish selection of modern wall and base units, finished with quartz work surfaces and a breakfast bar. An excellent range of integrated appliances includes a Neff induction hob with guided air downdraft extractor, electric oven, warming drawer, microwave, dishwasher, washing machine and full-height refrigerator and freezer.

Extending the living accommodation further is the impressive orangery, overlooking the rear garden and offering a wonderfully adaptable additional reception space. Currently arranged as a multi-purpose room, this generous area could be transformed into a home cinema, golf practice room or studio and is already equipped with wiring for a projector and speakers.



Also positioned on the ground floor is a stylish cloakroom, comprising a floating vanity unit with wash hand basin and WC. The garage offers more than simply storage, benefiting from wood laminate flooring and a radiator, allowing the space to be utilised for a variety of purposes if required with planning already in place to replace the garage door with a window.



Moving to the first floor, the landing provides access to the loft and four well-proportioned bedrooms. The principal bedroom is an excellent-sized double complete with built-in wardrobes and air conditioning, as well as its own contemporary en-suite shower room. The en-suite features underfloor heating, a shower, WC, wash hand basin and ladder-style heated towel rail, with fully tiled walls and flooring completing the modern finish.

Bedrooms two and three are both generous double rooms, while bedroom four is a comfortable single bedroom which currently incorporates a useful linen cupboard.



Serving the remaining bedrooms is the stylish family bathroom, fitted with a bath with screen and electric shower over, floating wash hand basin and WC. Fully tiled walls and flooring are complemented by underfloor heating, creating a practical yet luxurious family space.



Outside, the property enjoys a delightful and private southwest-facing rear garden, perfect for making the most of the afternoon and evening sunshine. A well-maintained lawn is surrounded by mature planting, while a sun terrace provides an ideal setting for outdoor dining and entertaining. Additional garden storage is available within the sheds.

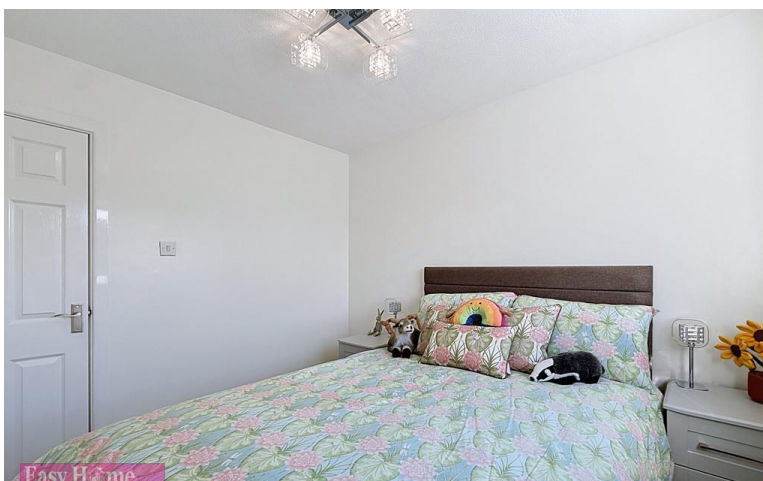
Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer and to avoid disappointment.

Thinking of selling?

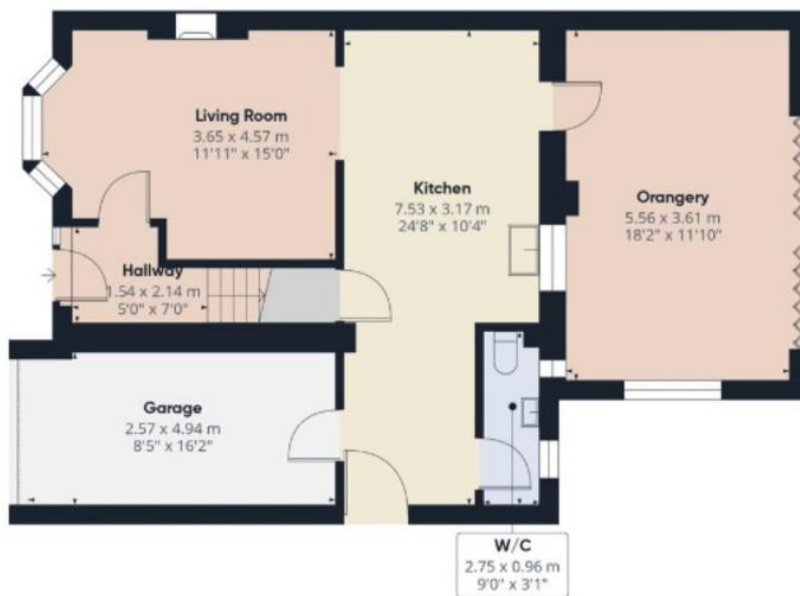
If you have a property to sell or are considering bringing your home to market, Easy Home Sales would be delighted to offer a free, no-obligation market appraisal. Please get in touch with our experienced sales team to find out more about our current offers.

Important Notice:

All room dimensions and land measurements are approximate and provided for guidance only. Buyers are advised to verify all details via their solicitor or surveyor. Easy Home Sales cannot guarantee that all services, appliances, or heating systems are in working order and recommend that these are checked by a qualified professional. Whilst every effort has been made to ensure accuracy, these particulars do not form part of any offer or contract and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of all information.







Floor 1



Approximate total area^m



159 - 161 Spendmore
Lane
Coppull
Chorley
Lancashire

www.easyhomelets.co.uk
info@easyhomelets.co.uk
01257 791888

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