

HOME  TRUTHS



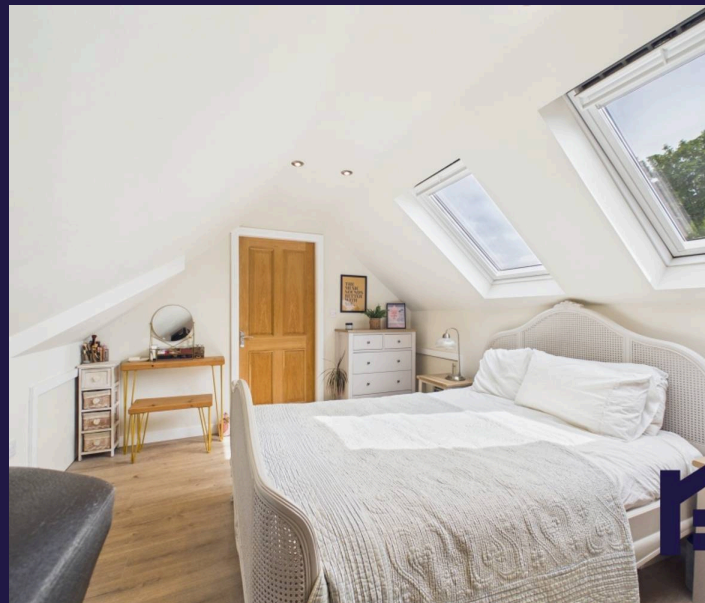
Towngate, Ecclestone

PR7 5QS





Tucked away along a private road on a generous plot, **Mardale** is a fabulous individual home offering almost 1300 square feet of versatile accommodation. With three double bedrooms, a beautifully appointed Matthew Marsden kitchen and a private south-facing garden, this unique property combines stylish modern living with the flexibility to suit families and those seeking predominantly single-level accommodation. The driveway provides off-road parking for two vehicles and leads past the front lawn to the main entrance. Step through the vestibule into the welcoming hallway, where the serene living room offers a warm and inviting retreat, centred around a wood-burning stove. To the rear lies the true heart of the home, an impressive open-plan family space with ample room for both dining and comfortable seating. Finished with elegant Ted Todd wooden flooring, the bespoke Matthew Marsden kitchen comprises a range of wall and base units together with a substantial central island, all topped with quartz work surfaces incorporating an etched drainer. Integrated appliances include a range cooker, refrigerator, freezer and dishwasher, creating a kitchen designed as much for entertaining as everyday family life. A separate utility and boot room provides valuable additional storage.



Completing the ground floor are two generous double bedrooms together with a beautifully appointed family bathroom comprising a rainfall mixer shower in cubicle, wash hand basin set within a vanity unit, wc, ladder heated towel rail and fully tiled walls and flooring. The first floor is dedicated entirely to the impressive principal suite, creating a private sanctuary complete with a spacious dressing area and an elegant en suite comprising a bath, wash hand basin, wc and ladder heated towel rail. The central heating boiler is also discreetly housed within this space.

Outside, the south-facing rear garden is wonderfully private and mainly laid to lawn, enclosed by mature hedging to create a peaceful setting for relaxing and entertaining. The detached double garage offers excellent storage and benefits from space, power and plumbing for additional appliances. Whether you are searching for a superb family home or a property that offers the convenience of most accommodation on one level, Mardale provides exceptional flexibility, quality and privacy in an enviable setting.

- Delightful detached family home
- c 1300 square feet of accommodation
- Private south facing garden
- Secluded location
- Virtual tour
- Garage & parking



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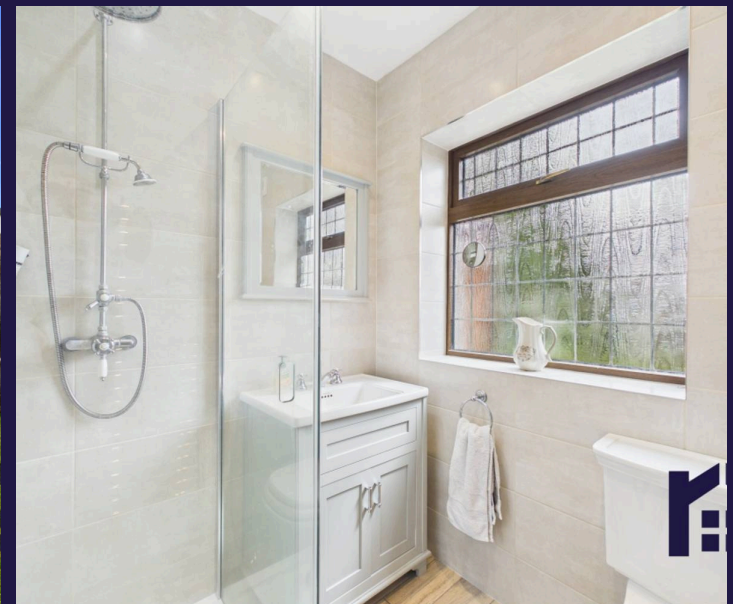
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**

152.5 m<sup>2</sup>

1642 ft<sup>2</sup>

**Reduced headroom**

7 m<sup>2</sup>

75 ft<sup>2</sup>

(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.

GIRAFFE360