

HOME  TRUTHS



Beechfields, Ecclestone

PR7 5RE





A first-class opportunity to acquire a spacious true bungalow occupying a substantial plot in a highly popular and sought-after residential area. In need of refurbishment throughout and offering approximately 1,400 square feet of accommodation, Pipers Croft provides an exciting opportunity to create a wonderful home tailored to your own requirements. Available with no upward chain. To the front, twin driveways provide ample off-road parking and lead both to the garage, which benefits from power and lighting, and to the main entrance. Inside, the accommodation offers a generous L-shaped living room with plenty of space for both dining and comfortable furniture. The kitchen has a separate utility area, while there are three good-sized double bedrooms, one of which benefits from an en suite, together with a comfortable single bedroom. Completing the accommodation are the family bathroom and separate wc. The property sits particularly well within its substantial plot, with landscaped gardens to the front and beautifully established private gardens to the rear. The rear garden includes two greenhouses and a mature apple tree which produces an abundance of fruit, making this an excellent opportunity for those with green fingers. With generous accommodation, excellent outside space and considerable potential for refurbishment and improvement, Pipers Croft represents a rare opportunity to create a superb bungalow in an enviable location.



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Spacious true bungalow
- c 1400 square feet of accommodation
- Substantial plot
- In need of refurbishment
- Virtual tour
- Private rear gardens



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

128.7 m<sup>2</sup>

1386 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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