

HOME  TRUTHS



The Hawthorns, Eccleston

PR7 5QW





This superb true bungalow occupies an enviable position within a popular residential location, offering over 900 square feet of elegant and well-proportioned accommodation, ideally suited to those seeking single storey living without compromise. To the front, an attractive Indian stone driveway provides off road parking for up to three vehicles and leads past a lawned garden bordered by mature planting to the storage area with electric door and the main entrance. Step inside to the welcoming hallway, which leads through to the heart of the home - a striking open-plan living and dining space with vaulted ceiling, creating a wonderful sense of light and volume. The kitchen is fitted with a range of modern wall and base units with breakfast bar, ceramic sink and drainer, range cooker, dishwasher and full height refrigerator and freezer. A separate utility room provides space, power and plumbing for additional appliances and offers a courtesy door through to the storage area. The well proportioned living room centres around a charming gas stove set within an imposing hearth with exposed brick feature wall. Bi-folding doors open directly onto the rear garden, allowing seamless indoor-outdoor living. The sleeping accommodation is located to the rear of the property, with the elegant principal bedroom benefiting from built-in wardrobes and French windows opening onto the garden. Bedroom two is also a comfortable double. The stylish bathroom features a sociable double ended bath, separate rainfall mixer shower in cubicle, wc, heated towel rail and wash hand basin set within a vanity unit. Outside, the private southwest facing garden enjoys a sun terrace and lawn bordered by mature planting, providing a peaceful and attractive space for both relaxation and entertaining. With its high quality finish, desirable location and generous living space, this is a delightful bungalow.

A stunning true bungalow positioned in a highly sought after location, offering over 900 sq ft of beautifully presented and thoughtfully designed accommodation, and with a delightful southwest facing garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Beautiful true bungalow
- Two double bedrooms
- Southwest facing garden
- Over 900 square feet of sumptuous accommodation
- Virtual tour
- Ample off road parking

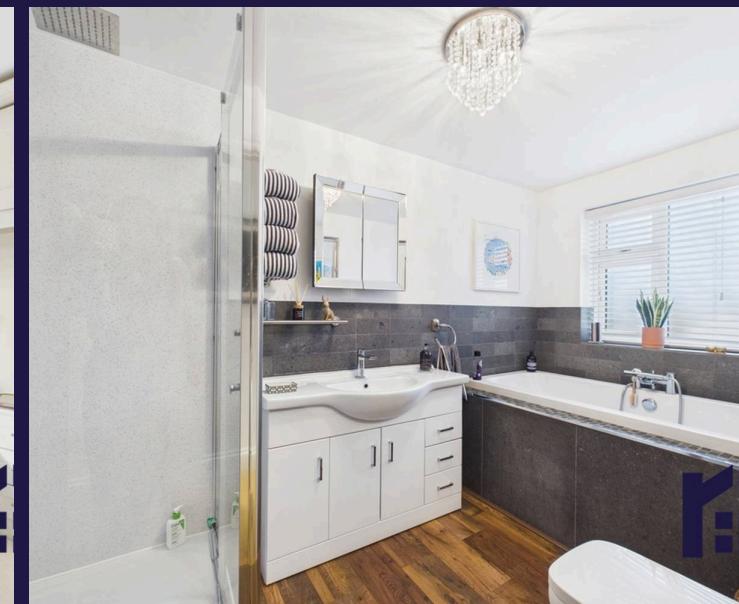


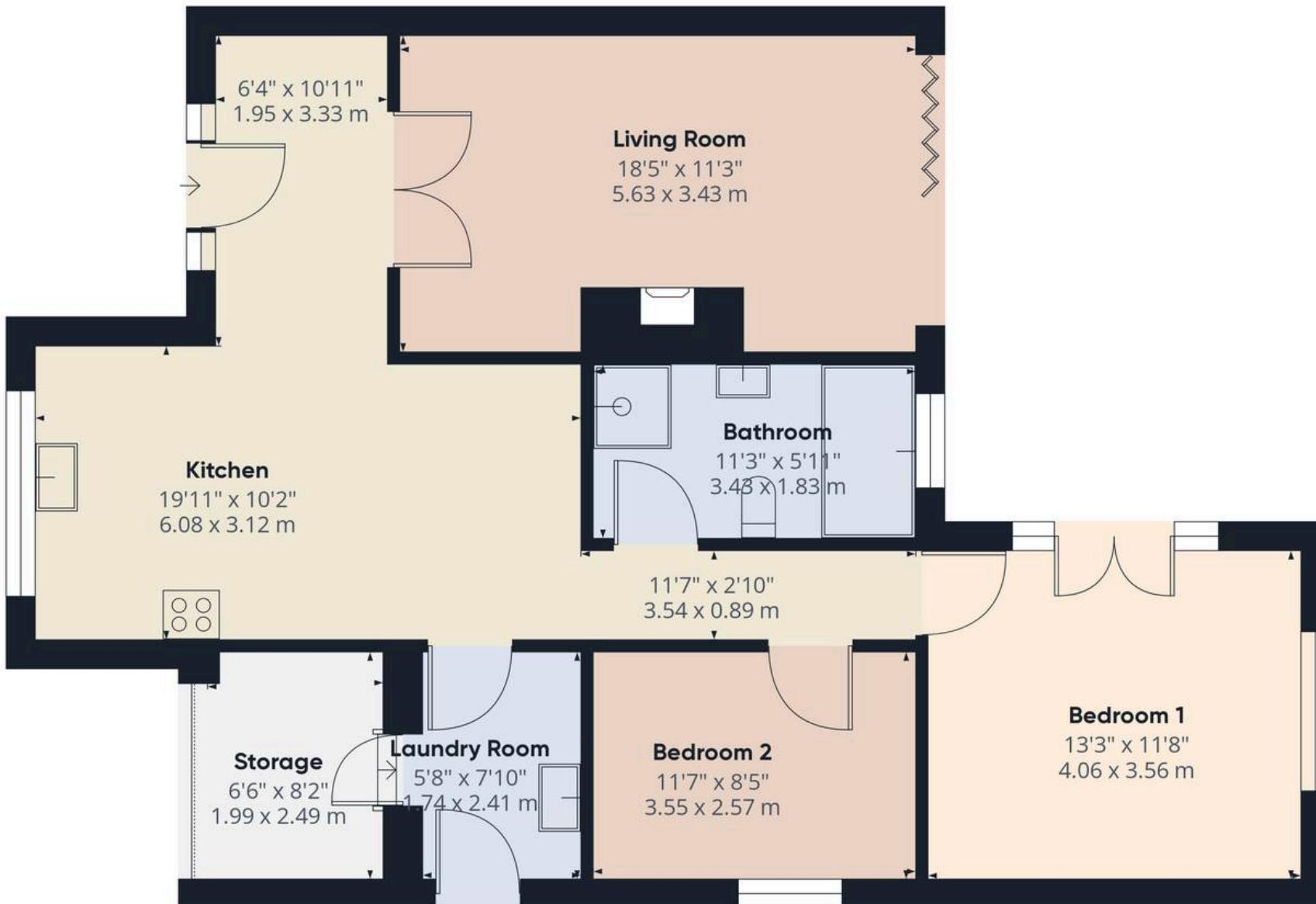
HOME  TRUTHS

Eccleston Branch
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Approximate total area⁽¹⁾

944.01 ft²

87.7 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.