

HOME  TRUTHS



Langton Brow, Eccleston

PR7 5PB





Spacious, individual detached property offering over 1200 square feet of versatile accommodation including four double bedrooms, close to schools, primary transport routes and village amenities. Available with no upward chain. The tarmacadam driveway can accommodate several vehicles and leads both to the detached garage, with power, light and up and over remote controlled door, and also to the main entrance. Step into the entrance hallway with oak flooring and cloakroom off comprising wc and wash hand basin. The living room is to the rear overlooking the garden and has gas fire in stone hearth and large archway to the dining room with patio doors out. The breakfast kitchen comprises a range of wall and base units with gas hob, electric oven and grill and refrigerator. The separate utility has integrated freezer, Worcester boiler and, along with the kitchen, has space, power & plumbing for additional appliances. Completing the ground floor is bedroom four, a good sized double which benefits from en suite comprising fully tiled elevations and flooring, wc, wash hand basin on vanity and mixer shower in cubicle.

Externally the property has lower terrace with steps up to the lawn with a meandering path leading past mature planting including climbing roses to the top terrace where you can sit and admire the sunsets. Back inside, stairs lead to the first floor landing with three further double bedrooms, with the one to the front having views over fields and trees towards Heskin. The bathroom comprises bath with shower attachment, tiled flooring and elevations, wc and wash hand basin.



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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Spacious individual property
- No upward chain
- Over 1200 square feet of versatile accommodation
- Four bedrooms
- Ample parking
- Virtual tour



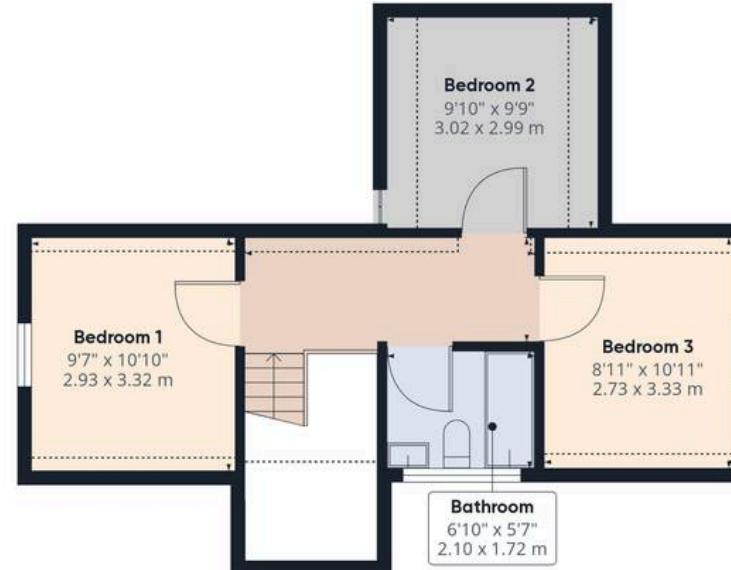
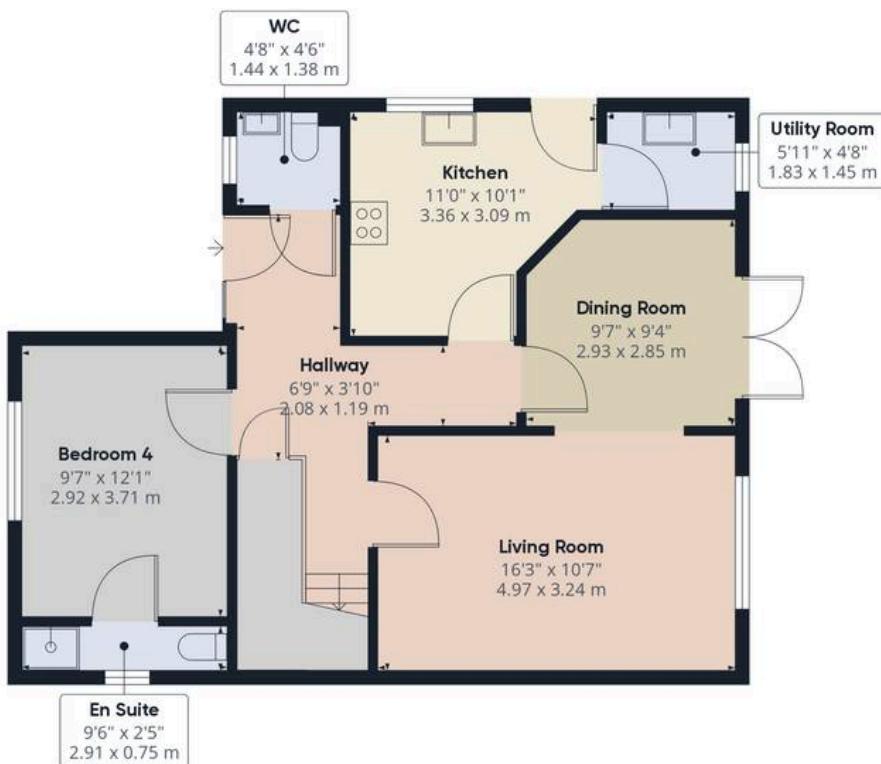
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**Approximate total area<sup>(1)</sup>**

1260.35 ft<sup>2</sup>  
117.09 m<sup>2</sup>

**Reduced headroom**  
82.24 ft<sup>2</sup>  
7.64 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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