

HOME  TRUTHS

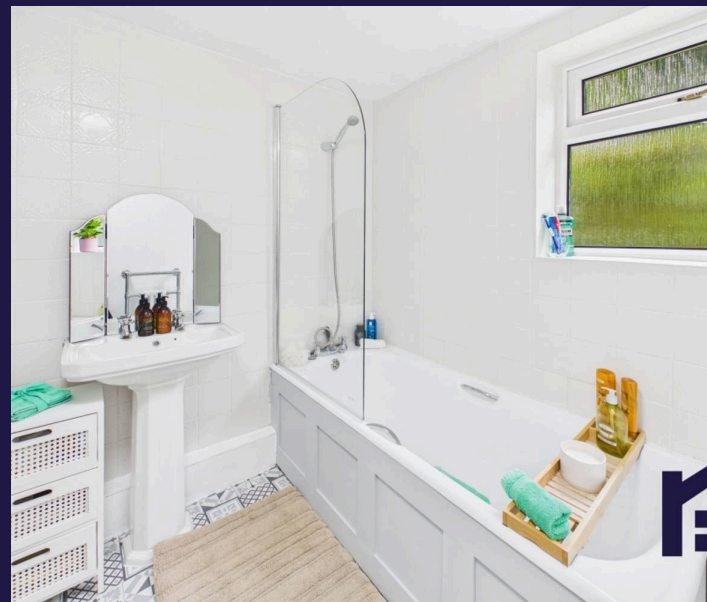
Lord Street, Ecclestone

PR7 5TR





Delightful, extended and thoughtfully refurbished cottage tucked away at the end of a quiet cul-de-sac in the heart of the village. Offering over 1,000 square feet of stylish accommodation, three bedrooms and a private south-west facing garden, this charming home is available with no upward chain. Step into the welcoming hallway where luxury vinyl tiled flooring flows through much of the ground floor, setting the tone for the quality and attention to detail found throughout. To the front, the serene living room is a wonderfully relaxing space, enhanced by elegant panelled walls and an abundance of natural light. To the rear lies the heart of the home, a superb open-plan dining kitchen designed for modern living and entertaining. The kitchen comprises a range of wall and base units, including a useful larder cupboard and substantial central island with breakfast bar, all topped with quartz work surfaces. Integrated and freestanding appliances include a range cooker, American-style fridge freezer, dishwasher, wine fridge and Belfast sink, creating a space that is as practical as it is attractive. Completing the ground floor is the spacious family bathroom, comprising a bath with screen and shower attachment, wash hand basin and wc. Step outside into the wonderfully private south-west facing garden, which is mainly laid to lawn and enclosed by mature hedging. Offering plenty of space for children to play, summer entertaining or simply relaxing in the sunshine, it is a true extension of the living accommodation. Back inside, stairs rise to the first-floor landing. The principal bedroom is a generous double positioned to the front of the property, whilst bedroom two is a second comfortable double. Bedroom three is a well-proportioned single, ideal as a child's bedroom, nursery or home office.



Delightful, extended and thoughtfully refurbished cottage at the end of a quiet cul-de-sac in the heart of the village. Offering over 1,000 square feet of stylish accommodation - no upward chain
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Beautiful three bedroom cottage
- Over 1,000 square feet of elegant accommodation
- Corner plot
- Allocated parking
- No upward chain
- Virtual tour



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

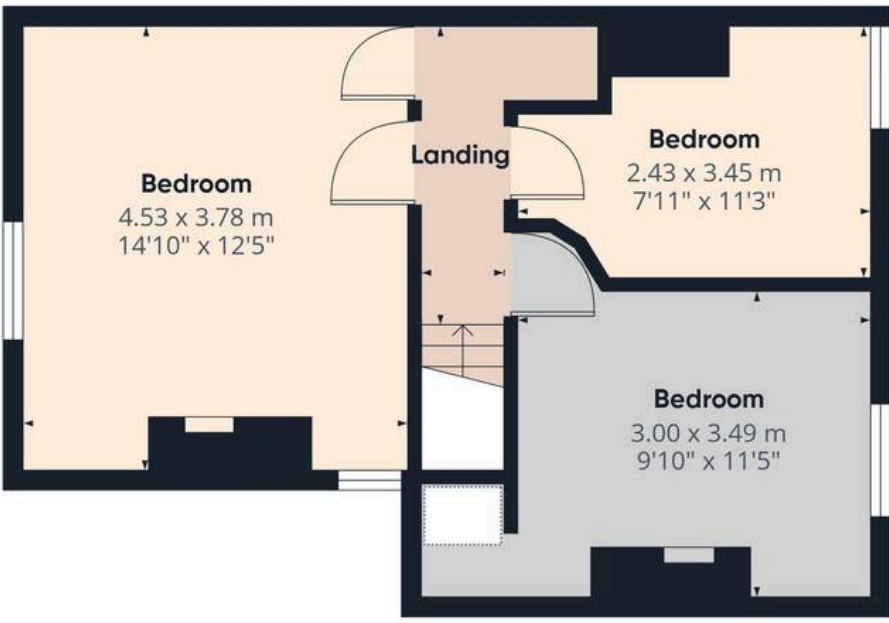
Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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





Floor 1



Floor 2

Approximate total area⁽¹⁾
93.4 m²
1005 ft²

(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.

