
HOME TRUTHS
New Street, Eccleston
PR7 5TW







Spacious semi-detached property in a sought-after area of the village, offering three double bedrooms, ample off-road parking and a lovely south-west-facing garden. With excellent schools and village amenities within easy reach, this is a wonderful opportunity for buyers looking for a well-proportioned home in a popular location. Available with no upward chain. The driveway provides parking for up to three vehicles and leads to the main entrance. Step into the vestibule and from there to the bay-fronted living room, featuring a gas fire set within a bespoke solid oak surround. To the rear, the kitchen comprises a range of wall and base units, together with space, power and plumbing for appliances. Leading off is the breakfast room, which in turn opens into the conservatory, creating a versatile additional reception space overlooking the garden. Step outside into the south-west-facing, low-maintenance garden, with its easy-care lawn and slate sun terrace. Enjoying the afternoon and evening sunshine, this is the perfect spot in which to relax and entertain. Back inside, stairs rise to the first floor landing, with ladder access to the boarded loft, which also houses the three-year-old Ideal Logic central heating boiler. Bedroom one is positioned to the front and benefits from the bay window, whilst bedrooms two and three are to the rear. Completing the accommodation, the bathroom comprises corner bath with rainfall mixer shower over, wash hand basin set on a vanity unit and wc. With three genuine double bedrooms, parking for up to three vehicles, a conservatory and a sunny garden, this property has plenty to offer. Ideally placed for excellent schools and village amenities, it is a great place to call home.

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Council Tax band: B

Tenure: Leasehold

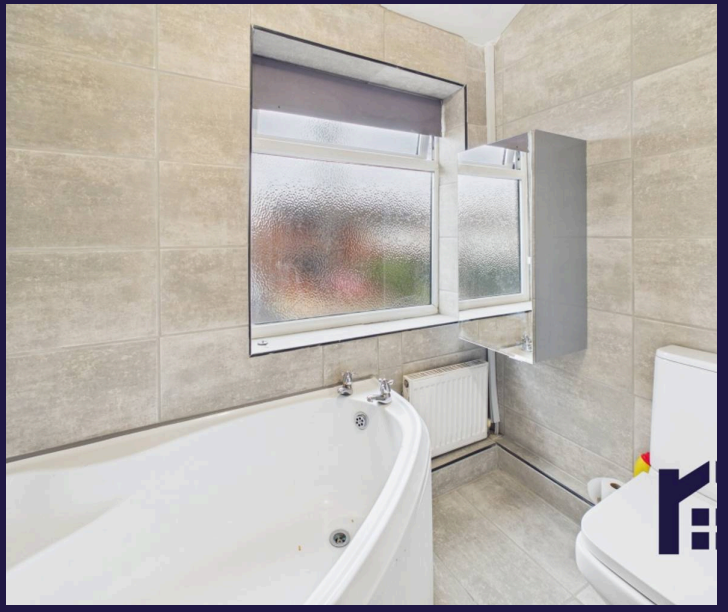
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Semi detached property
- Three double bedrooms
- Ample off road parking
- Southwest facing rear garden
- Virtual tour
- No upward chain







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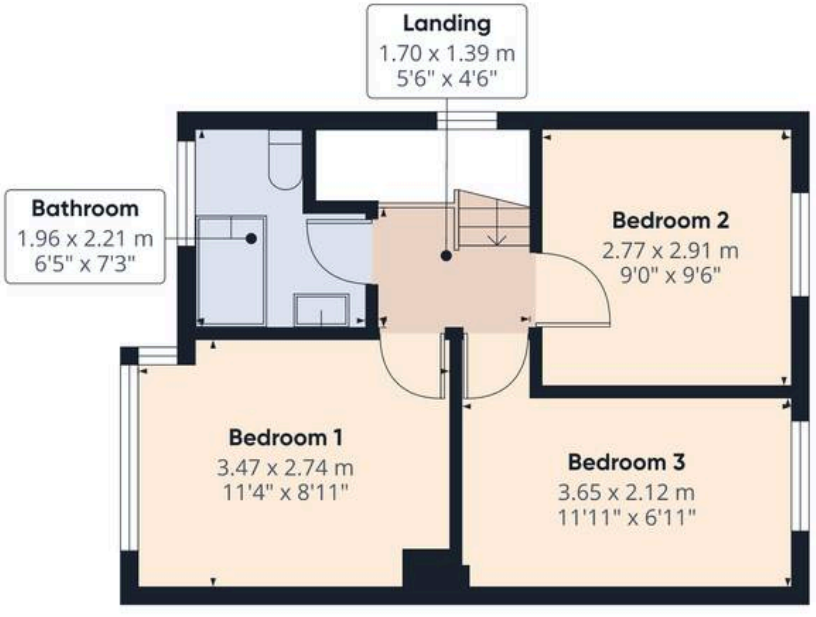
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Floor 1



Floor 2



HOME TRUTHS

Approximate total area(1)

77.4 m²

833 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.

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