



HOME  TRUTHS



New Lane, Eccleston

PR7 6NB





This beautifully presented three bedroom semi detached property offers stylish and comfortable accommodation throughout. Featuring an open plan family room which opens onto the west facing garden, this property is perfect for modern living. To the front the resin bound driveway can accommodate up to four vehicles, has gated access to the side of the property and is equipped with a HyperVolt EV charger. Step into the hallway with stairs off and from there into the lovely bay fronted lounge with wall mounted tv point and flush fitted ceiling speakers. A door leads to the dining area which in turn gives on to the fabulous family room comprising a kitchen in French grey for plenty of storage, with granite work surfaces, etched drainer, four seater breakfast bar, gas hob with extractor over, double electric oven and grill, dishwasher and ceiling speaker. Natural light floods in through the skylights and patio doors and there is plenty of space for comfortable furniture to sit, look over the garden or just enjoy being in this delightful room. Completing the ground floor is the utility room with bespoke storage and power and plumbing for appliances, Ideal combi boiler and WC. Outside the west facing rear garden is laid to lawn, fenced for security (especially for four legged friends!) and views over fields and trees beyond. A perfect place to relax and entertain. To the first floor Bedrooms one and two are to the rear and front respectively and both have wall mounted tv points with Bedroom one having lovely views out. Bedroom three is also to the rear and as well as a bedroom currently makes a very useful office space. The family bathroom comprises fully tiled flooring and elevations, bath with mixer shower over, wc and wash hand basin.

All the tv points have the relevant cabling to the media point as do the ceiling speakers. So, whether you want immersive sound for a cinema experience or just to play your music through the ground floor at the push of a button, it is all there waiting for you. The current owners have also installed a Nest heating system for convenience and energy efficiency. Double glazed, gas centrally heated, in the catchment area for excellent schools and close to primary transport routes this is a wonderful place to call home.

- Stunning family room
- Plenty of parking and EV charger
- Open views
- Virtual tour

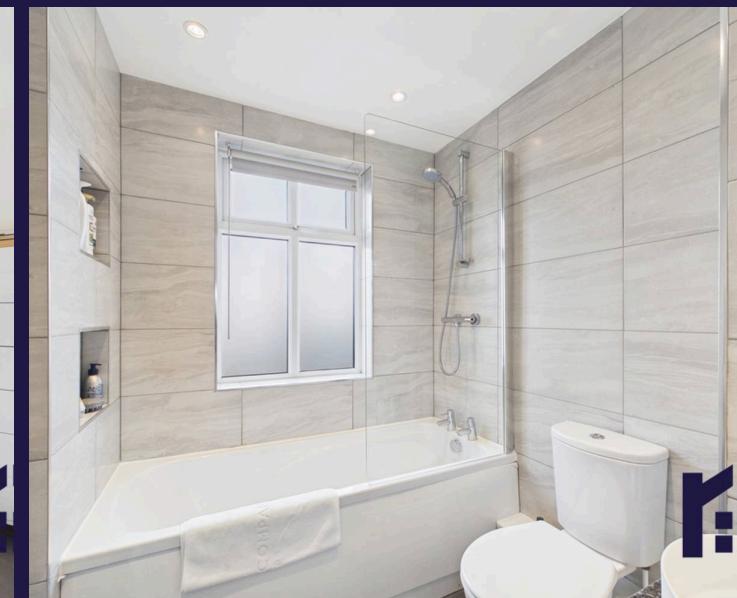
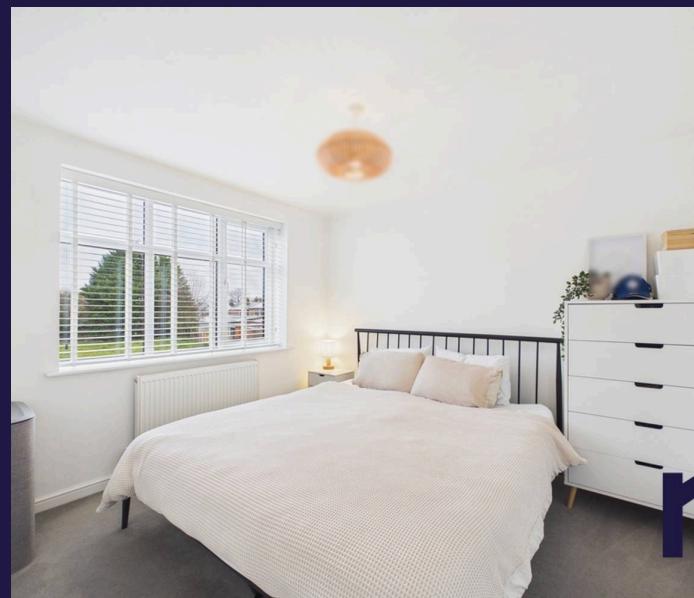


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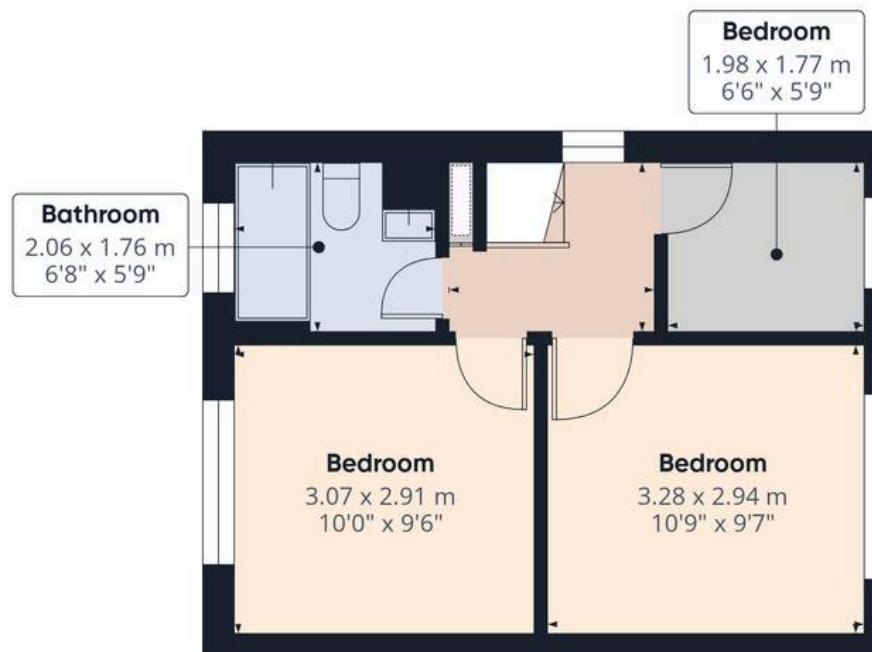




Approximate total area<sup>(1)</sup>

82.3 m<sup>2</sup>

887 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.

