

HOME  TRUTHS

New Lane, Ecclestone

PR7 6NB





A well-presented two-bedroom home, ideal for first-time buyers or downsizers, offering off-road parking, a generous west-facing garden and recently updated flooring throughout. Positioned with pleasant views to the rear, this property combines practicality with comfortable living space. The property is approached via off-road parking for two vehicles, alongside a lovely front garden creating an attractive first impression. You step through the front door into a welcoming hallway, leading directly into the living room. This is a bright and comfortable space, featuring a gas fire and large windows to the front elevation, allowing plenty of natural light to flow in. To the rear of the property is the dining kitchen, fitted with a range of wall and base units, a gas hob and integrated oven, with ample space for dining. Off the kitchen is a useful utility room, providing power and plumbing for a washing machine, along with a convenient WC. Upstairs, the property offers two well-proportioned bedrooms, including a spacious principal bedroom and a good-sized second double bedroom enjoying views over a green area. The family bathroom comprises a bath with overhead shower, WC and wash basin. The home has been further enhanced with new carpets fitted throughout the living room, stairs, landing and both bedrooms. Externally, the west-facing garden is mainly laid to lawn, providing a great space for outdoor enjoyment, and includes a metal shed for additional storage.



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Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Semi detached property
- West facing garden
- No upward chain
- Newly carpeted
- Virtual tour



## HOME TRUTHS

Ecclestone Branch

265 The Green, Ecclestone, PR7 5TF  
01257 451673

Coppull Branch

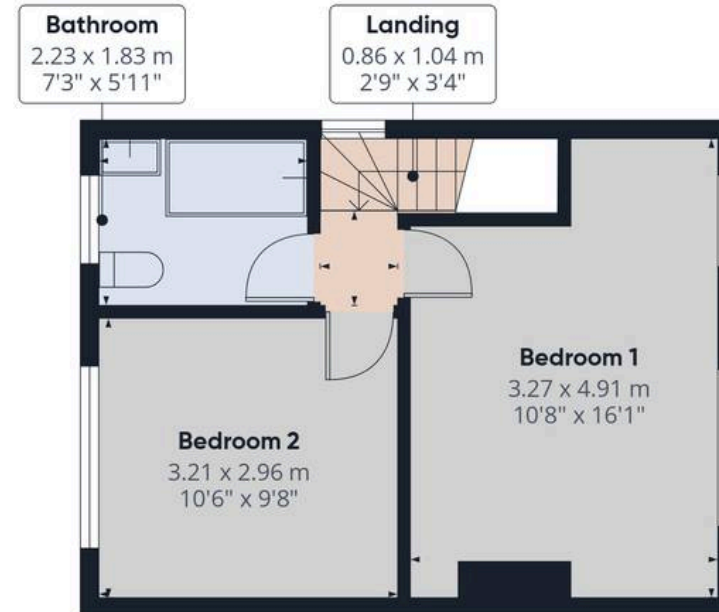
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Floor 1



Floor 2

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

65.7 m<sup>2</sup>  
707 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>  
8 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

