

HOME  TRUTHS

Langton Brow, Ecclestone

PR7 5PB





A versatile and well-proportioned home offering flexible living accommodation, two reception rooms, and two double bedrooms. With a bright dual-aspect principal bedroom, courtyard garden and convenient location, this property is ideal for first time buyers and investors. You enter the property via a porch into a welcoming hallway. To the right is the first reception room, currently used as a bedroom, but equally well suited as a comfortable living room.

Further into the property is a second reception room, featuring a multi-fuel burner and useful downstairs storage, creating a cosy and practical living space.

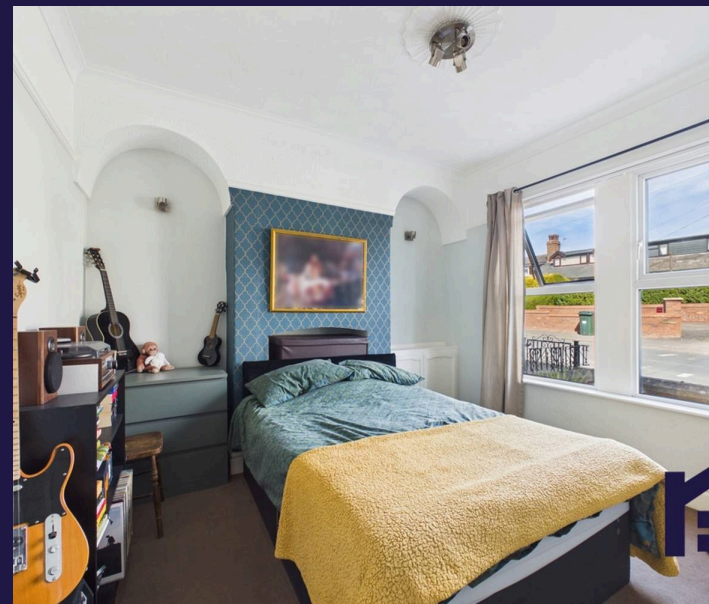
The kitchen is fitted with a range of units, offering space for appliances and an integrated freezer. To the rear is a outhouse, currently utilised for storage, but offering potential for a variety of uses. Both the kitchen and the outhouse are in need of modernisation.

The property benefits from two double bedrooms, including a particularly bright and spacious principal bedroom with two windows on one elevation, allowing for an abundance of natural light.

The family bathroom comprises a bath with overhead shower, WC and wash basin.

Externally, there is a low-maintenance courtyard garden with access for bins. Parking is available on-road, with the potential for a permit for the nearby church.

Give us a call to book your viewing and make this property yours. Council tax B, EPC to follow, Freehold.



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Terraced property
- Versatile accommodation
- Village location
- Attention first time buyers/investors



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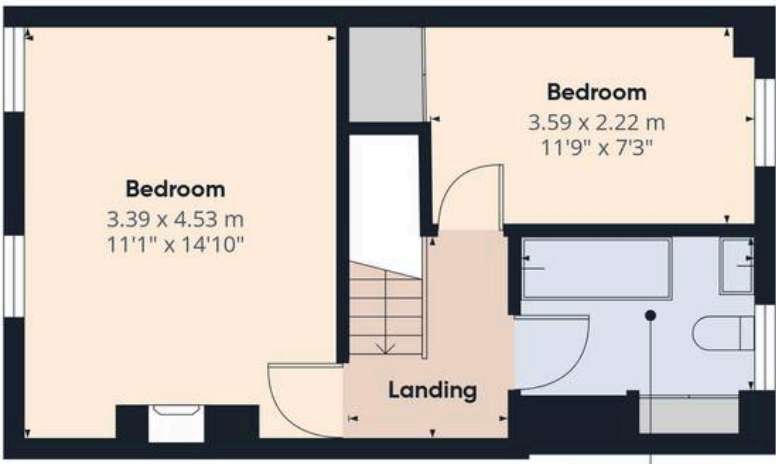
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Entry
0.99 x 0.92 m
3'2" x 3'0"



Floor 1



Floor 2



Approximate total area⁽¹⁾
79.2 m²
853 ft²

Reduced headroom
0.2 m²
2 ft²

(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.