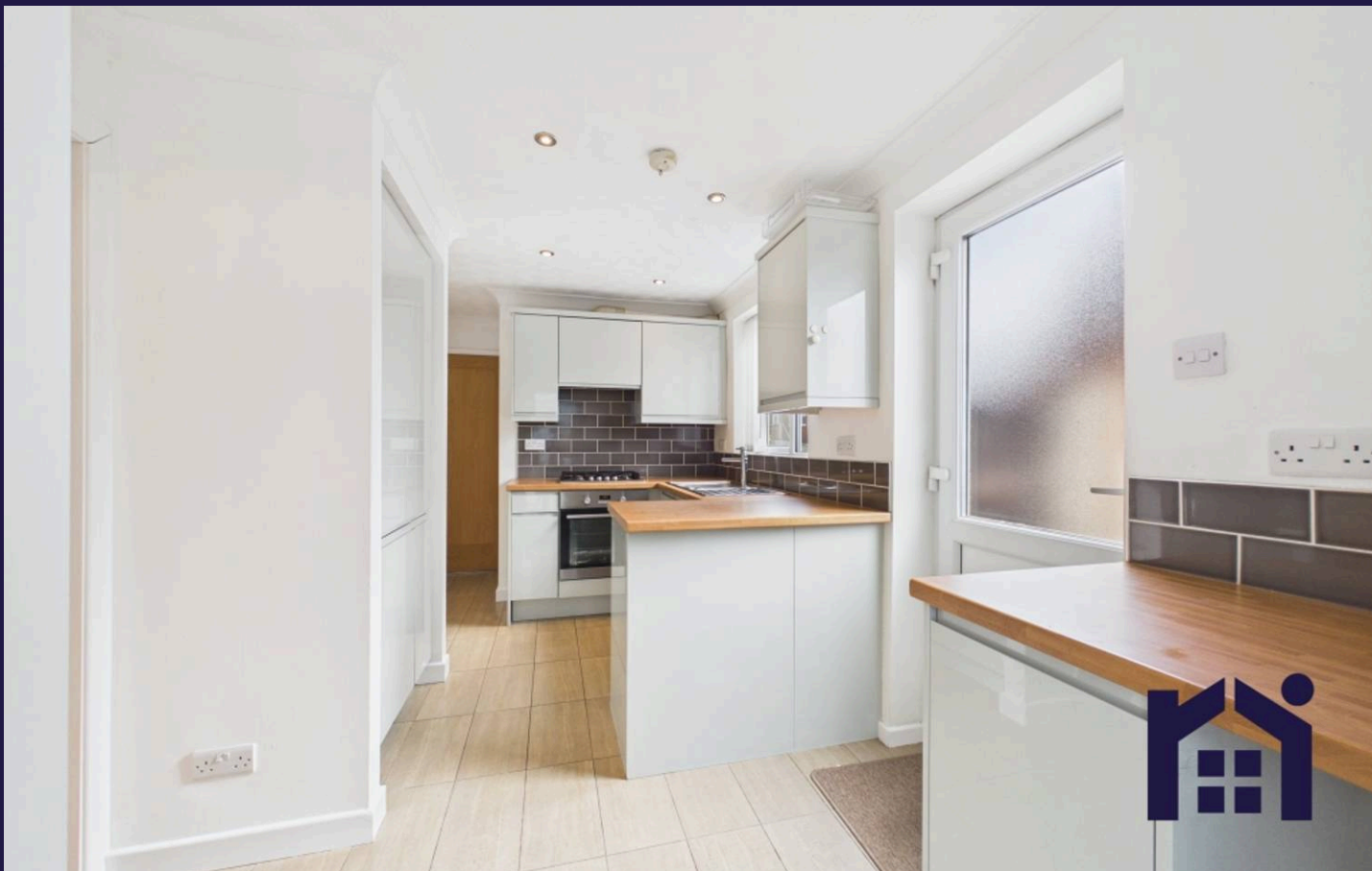




Larkfield, Ecclestone

PR7 5RN





Delightful three bedroom detached property with countryside views to rear and close to all local amenities including shops and schools. Available with no upward chain.

The driveway, for two cars, leads past the front garden, which is mainly laid to lawn.

Step into the main entrance and the welcoming hallway with stairs off and ground floor toilet with wc and wash hand basin. To the right is the spacious lounge with picture window to the front, feature fireplace and large patio doors leading out to the garden. The kitchen, with tiled flooring, offers plenty of natural light with contrasting work surfaces and units. Integrated appliances including oven with hob above, fridge, freezer and space for a washing machine. The kitchen leads onto the conservatory with fantastic views out to the garden with patio area, lawn and an area for planting. The garden also includes a shed.

To the first floor are two double bedrooms with wardrobes and storage space. The third bedroom is a smaller single, but also has wardrobe and storage space included. The modern three piece bathroom offers wash hand basin, low level wc and shower enclosure.



Delightful three bedroom detached property with countryside views to rear and close to all local amenities including shops and schools. Available with vacant possession.

Council Tax band: D

EPC Energy Efficiency Rating: D

- Three bed detached
- Lovely views to the rear
- Modern kitchen and bathroom
- Driveway
- Close to local amenities



HOME  TRUTHS

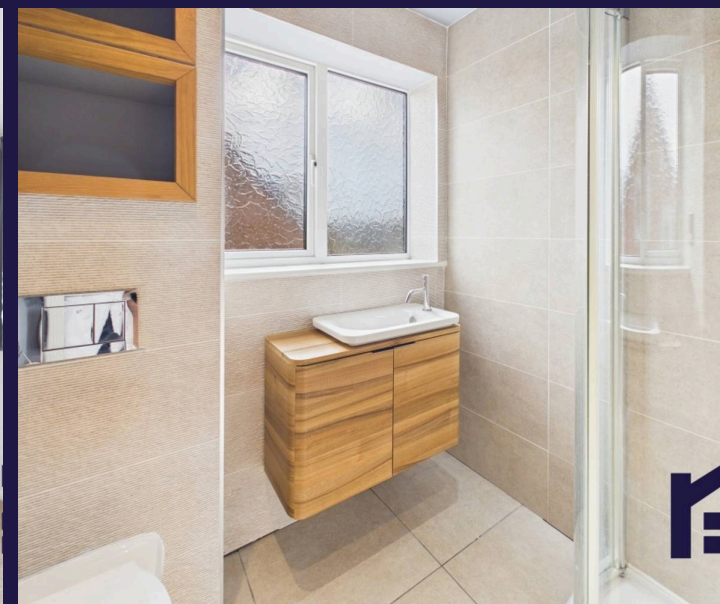
Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

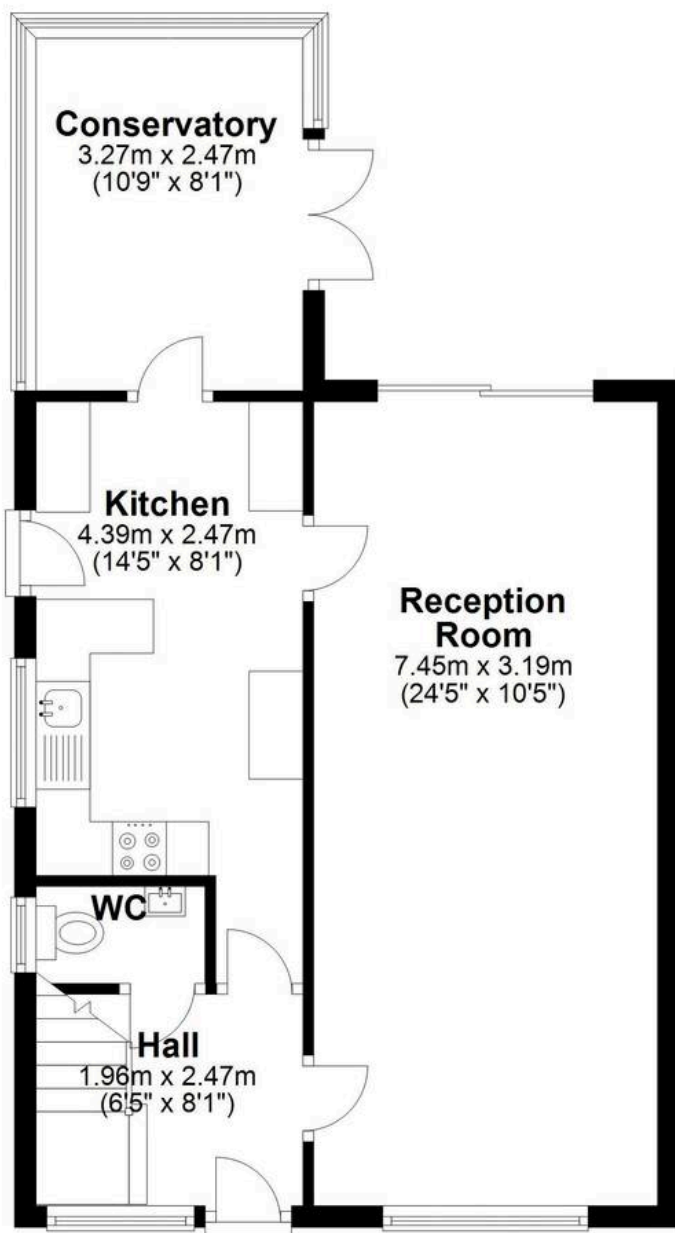
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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



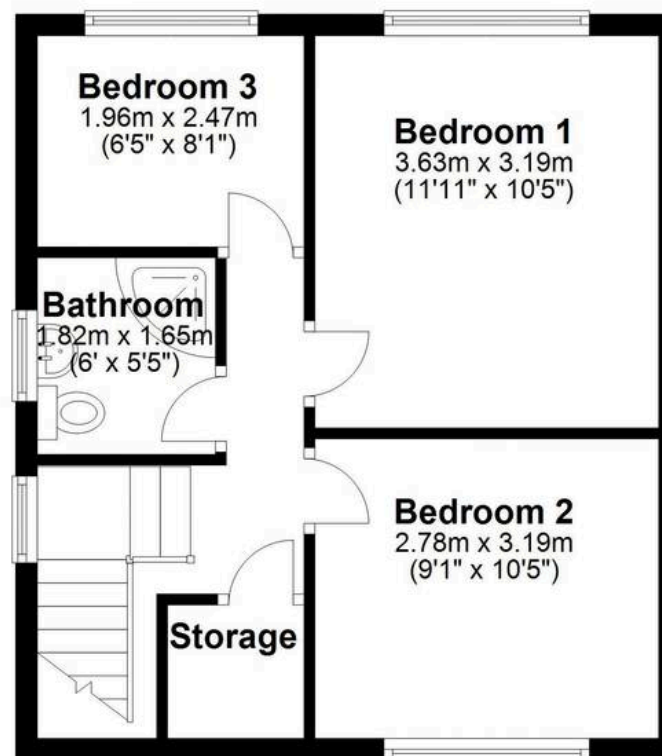
Ground Floor

Approx. 51.2 sq. metres (551.6 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



Total area: approx. 88.7 sq. metres (955.2 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING
Plan produced using PlanUp.