

HOME  TRUTHS



Red House Lane, Ecclestone

PR7 5RH



Beautifully refurbished and extended detached family home occupying a generous corner plot in one of the village's most sought after locations. Offering approximately 1,300 square feet of stylish accommodation, this is a truly turn-key property finished to an exceptional standard throughout. To the front, the driveway provides parking for two vehicles and leads to the garage, complete with electric roller door, and the welcoming main entrance. Step into the inviting hallway and from there to the elegant bay fronted living room flooded with natural light and centred around a contemporary feature electric fire with marble surround, creating a wonderfully relaxing space. To the rear, the home opens into a superb entertaining space. The second reception room, currently used as a dining room, features a log burning stove and flows seamlessly into the delightful garden room, where patio doors open onto the south facing garden. The breakfast kitchen is beautifully appointed with an extensive range of wall and base units, including a larder cupboard, all complemented by quartz work surfaces with etched drainer and breakfast bar. Integrated appliances include a five ring electric hob, electric oven and grill, boiling water tap, refrigerator, freezer and dishwasher. Leading off the kitchen is a practical utility/boot room providing additional storage together alongside a conveniently positioned cloakroom comprising wc and wash hand basin. Step outside into the wonderfully private south facing rear garden. A sun terrace provides the perfect setting for outdoor dining and entertaining, whilst steps lead down to the lawn bordered by mature planting including acer, hydrangea and honeysuckle, creating a colourful and peaceful backdrop throughout the seasons. A courtesy door gives access to the garage, which also houses the Vaillant combi boiler. Back inside, stairs rise to the first floor landing with airing cupboard.

The bay fronted principal bedroom is a spacious double, whilst bedroom two is another excellent double enjoying delightful views towards Harrock Hill. Bedroom three is a comfortable single, currently arranged as a home office and with access to the loft. Completing the accommodation is the luxurious family bathroom, beautifully fitted with a slipper bath, rainfall mixer shower in a separate cubicle, floating vanity wash hand basin, wc, ladder heated towel rail and fully tiled walls and flooring. Beautifully presented throughout and combining timeless character with high quality contemporary finishes, this exceptional home is perfectly positioned for excellent schools, village amenities and primary transport routes.

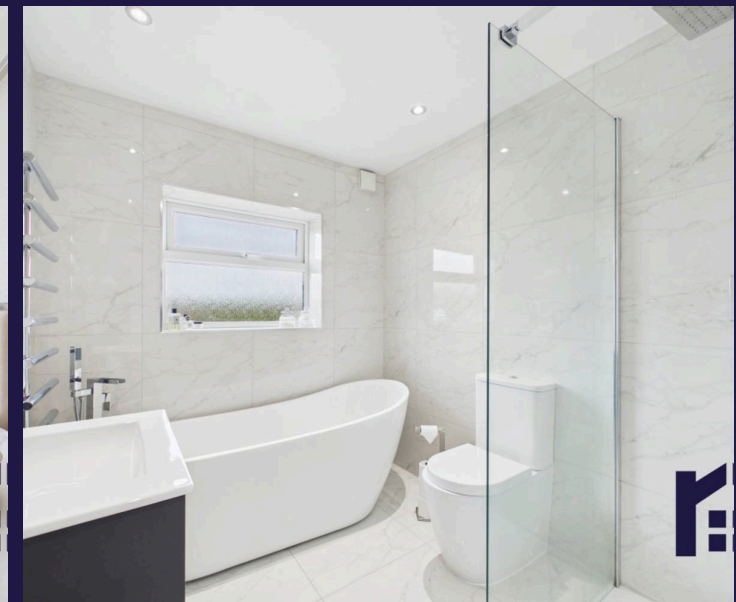


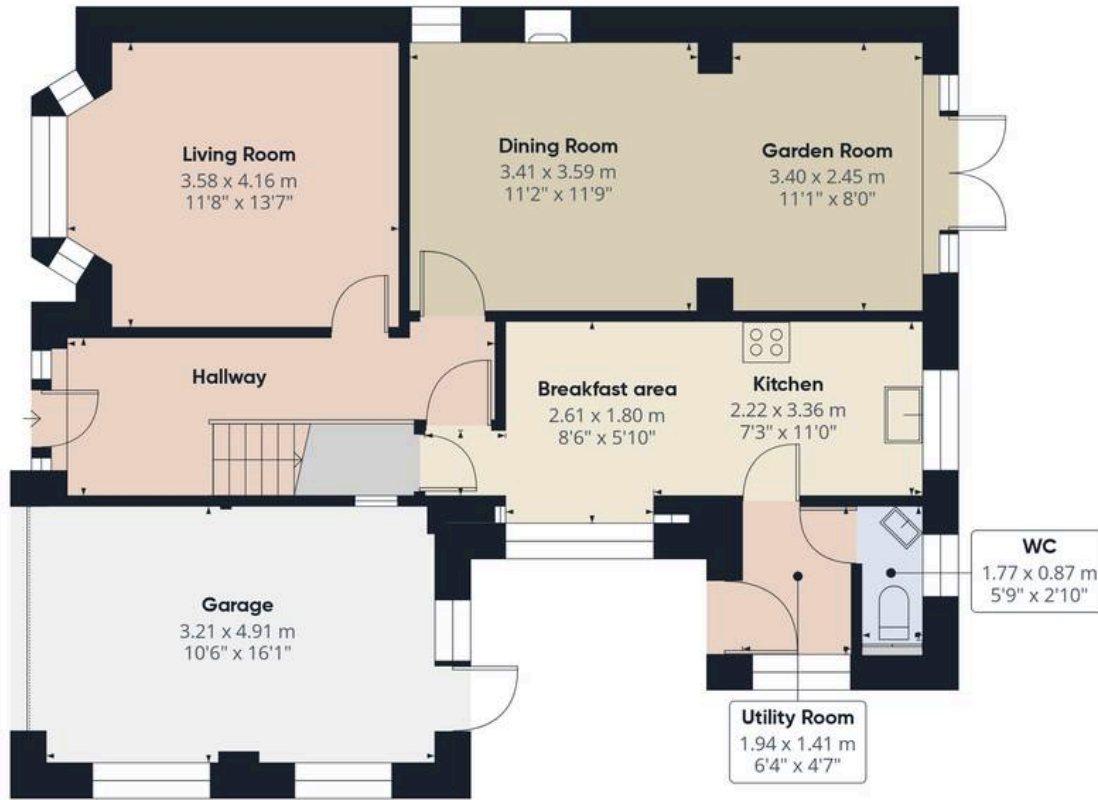
## HOME TRUTHS

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Floor 1



Floor 2



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

119 m<sup>2</sup>

1281 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.

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