HOME TRUTHS
SALES AND LETTING AGENT

Ince Lane, Eccleston

PR7 5TH

£325,000

Fabulous, detached true bungalow with two double bedrooms, tucked away on a quiet country lane in the heart of the village within easy reach of all amenities, primary transport routes and local schools. Available with no upward chain. With a carriage driveway to the front with integral lawn and bordered by mature planting there is plenty of off road parking plus a detached garage which has power and light. Stroll to the main entrance and step into the welcoming hallway with ladder access to the part boarded loft with light. The spacious lounge has feature electric fire in polished limestone fireplace and opens to the dining room with patio doors overlooking the rear garden. The kitchen comprises a range of wall and base units with ceramic sink, Main combi boiler, Bosch eye level electric oven and grill and electric hob, and space, power and plumbing for additional appliances. There are two double bedrooms and the smart family bathroom comprises mixer shower in large, walk in cubicle, wash hand basin, wc and ladder heated towel rail. Externally the property benefits from a low maintenance southwest facing garden with gravel, sun terrace and raised beds with lovely herbaceous planting to please the senses, making this the perfect place to relax. Beautifully maintained and ready to move into this delightful property offers over 850 square feet of accommodation.

Fabulous, detached true bungalow with two double bedrooms, tucked away on a quiet country lane in the heart of the village within easy reach of all amenities, primary transport routes and local schools. Available with no upward chain.
Council Tax band: D

Tenure: Freehold

- True bungalow
- Two bedrooms
- Quiet location
- Low maintenance gardens
- Ready to move into
- No upward chain

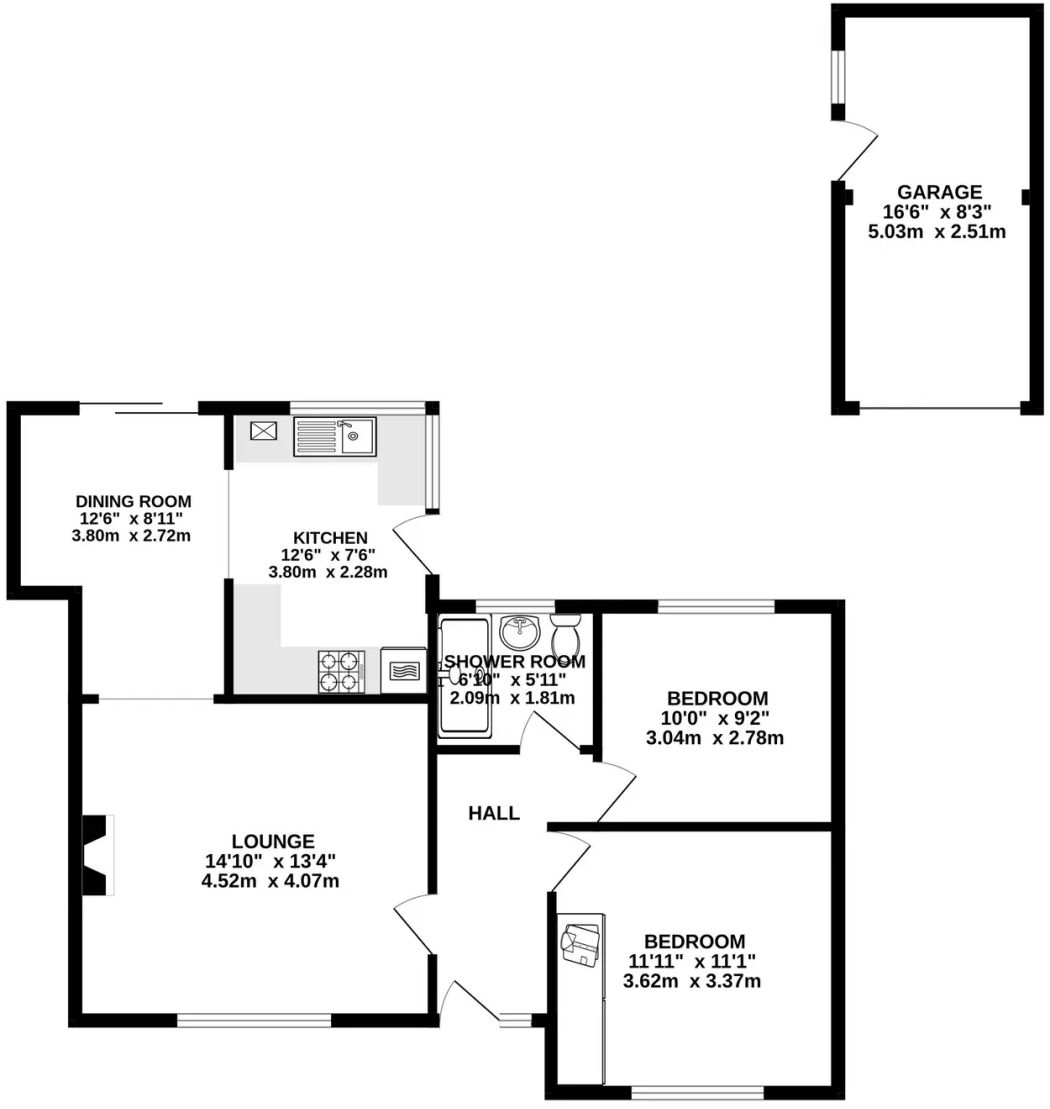
HOME TRUTHS
SALES AND LETTING AGENT

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
852 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023