

HOME  TRUTHS

Langton Close, Ecclestone

PR7 5UU





A beautifully presented and extensively improved family home, offering stylish interiors, a fabulous open-plan kitchen, dining and family space, three bedrooms and a recently converted garage providing a versatile home office/snug. With a number of improvements completed within the last couple of years, including the rear extension, en-suite and garage conversion, this is a home where much of the hard work has already been done – ready for its new owners to simply move in and enjoy. To the front, the property benefits from a generous block-paved driveway providing ample off-road parking, alongside a decorative gravelled area. Step inside into a spacious and welcoming entrance hallway, with a convenient ground-floor WC immediately to the left. The living room sits to the front of the property, where a large window allows plenty of natural light to fill the space. Recently renovated, the room has been finished beautifully with stylish wall panelling, fresh décor, a new radiator and fitted blind, creating a cosy yet contemporary space. To the rear is undoubtedly one of the highlights of the home – the fabulous open-plan kitchen, dining and family room. Extended approximately a year and a half ago, this impressive space has been designed with modern family life in mind. The contemporary kitchen centres around a large island providing an abundance of storage, alongside an electric hob and oven. A further bank of cabinetry incorporates a 70/30 fridge freezer, dishwasher and sink, with plenty of additional storage. The extension provides ample room for both a dining table and comfortable seating, creating a brilliant sociable space for everyday family life and entertaining.

Doors lead directly from the extension into the low-maintenance rear garden, finished with artificial lawn and decorative stone. A dedicated barbecue area has been created and will remain in situ, while a composite decked seating area tucked into the corner provides another lovely spot for relaxing and entertaining. To the first floor, the spacious horseshoe-shaped landing provides access to the loft and leads to three bedrooms and the family bathroom. The principal bedroom benefits from its own stylish en-suite, installed approximately a year ago and comprising a shower, WC and wash basin. There is a further good-sized double bedroom and a single bedroom, alongside a useful storage cupboard. The family bathroom comprises a bath with overhead shower, WC and wash basin. Externally, the garage has been cleverly converted to create even more usable space while retaining an area for storage. With plumbing and electricity connected, the conversion incorporates a utility area with WC, leading through into a recently finished office/snug. Ideal for anyone working from home, this versatile space could equally work as a studio, hobby room or additional retreat away from the main house. With its

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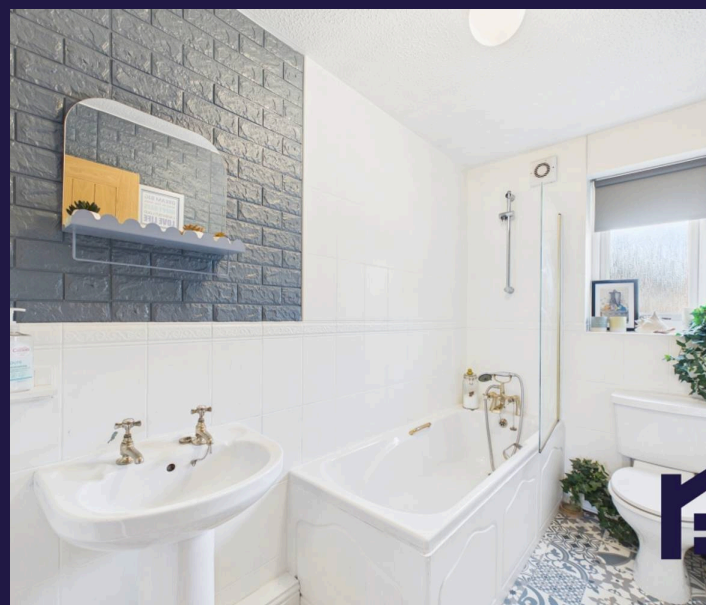
Eccleston Branch

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





Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

118.6 m²

1274 ft²

(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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