
HOME TRUTHS
New Street, Eccleston
PR7 5TW







Perfectly formed two bedroom semi-detached property occupying a substantial corner plot on a quiet cul de sac, with open views to the front and an adjacent wildlife area. Available with no upward chain. From the designated parking space, a pathway leads to the front door and into the welcoming hallway. The well-proportioned living room features a wall-mounted electric fire, creating a comfortable and inviting space. To the rear, the dining kitchen is fitted with a range of wall and base units together with integrated appliances including a gas hob, electric oven and grill, with space, power and plumbing for additional appliances. A cloakroom with WC and wash hand basin completes the ground floor. Step outside onto the sun terrace and into the private, southwest-facing garden, which features a large lawn, planted borders and double-gated access to the front. A lovely outdoor space in which to relax and entertain. Back inside, stairs rise to the first-floor landing with loft access. Bedroom one is positioned to the front and enjoys views over fields and trees, whilst bedroom two overlooks the adjacent wildlife area. The bathroom is fitted with a bath with screen and shower attachment, WC and wash hand basin. With a substantial corner plot offering plenty of scope for extension or further development, this is an excellent first-time purchase or investment opportunity.

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Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Delightful semi detached property
- Corner plot offering ample space for development
- Open views to the front and side
- Virtual tour
- South west facing rear garden
- No upward chain





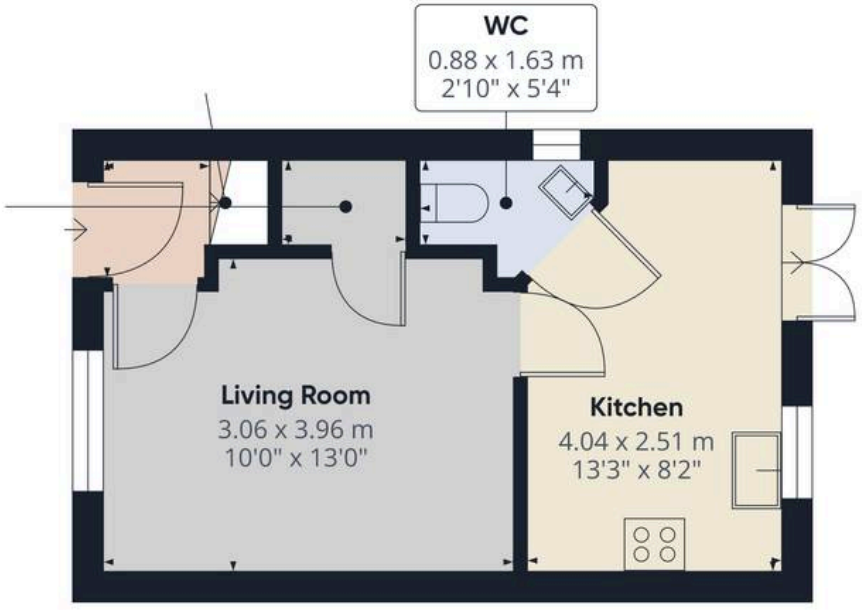


HOME TRUTHS

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Floor 1



Floor 2



HOME TRUTHS

Approximate total area(1)

45.6 m²

490 ft²

Reduced headroom

1 m²

10 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.

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