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Hawthorn Drive, Eccleston

£284,950

Barrow & Cook are delighted to bring to the market this 3 bedroom detached property boasting good sized corner plot in the sought after area of Eccleston. Close to local schools, shops and eateries and within easy reach of the East Lancashire Road for commuting to Liverpool and Manchester. The property comprises :- Ground Floor - porch, lounge, music room, conservatory, kitchen. First Floor - 3 bedrooms, bathroom. Outside - front garden with hardstanding for up to 4 cars, garage, and access to the rear garden. Low maintenance rear with mature shrubs and flower beds, fish pond, external electric sockets, garden shed.

- 3 BEDROOM DETACHED
- FRONT AND REAR GARDENS
- PVC DOUBLE GLAZED WINDOWS
- CONSERVATORY WITH GLASS ROOF
- GARAGE & LARGE DRIVEWAY
- GAS CENTRAL HEATING

PORCH



1.11m x 1.80m (3' 8" x 5' 11") Entrance porch PVC front door and window.

LOUNGE DINING ROOM



3.64m x 6.75m (11' 11" x 22' 2") Through lounge dining room, PVC double glazed window, 2 x central heating radiators, gas fire in surround, french doors leading to music room, patio doors leading to the conservatory.

MUSIC ROOM



2.43m x 5.10m (8' 0" x 16' 9") Music room, PVC double glazed windows, central heating radiator, down lights, french doors leading to side garden.

KITCHEN



2.96m x 3.37m (9' 9" x 11' 1") A range of wall and base units housing an integrated fridge/freezer, electric oven/gas hob/cooker hood, plumbed for automatic washing machine, single drainer stainless steel sink, under stairs cupboard housing central heating boiler, PVC double glazed window, PVC rear door leading to garden.

CONSERVATORY



2.77m x 2.97m (9' 1" x 9' 9") PVC double glazed/dwarf wall conservatory, accessed via patio doors from the lounge/diner, laminate flooring, glass roof, french doors leading to the rear garden.



Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guide statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No per: the property.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, rooms and any other areas are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, fixtures and appliances shown herein have not been tested and no guarantee is given as to their operability or efficiency on the part of the owner.

STAIRS/LANDING



Turned staircase with half landing
PVC double glazed window, loft hatch, smoke alarm.

BEDROOM 1



3.25m x 3.53m (10' 8" x 11' 7") Master bedroom situated to the front of the property, PVC double glazed window, central heating radiator, built in wardrobes.

BEDROOM 2



3.12m x 3.25m (10' 3" x 10' 8") 2nd double bedroom to the rear of the property, PVC double glazed window, central heating radiator, built in airing cupboard.

BEDROOM 3



2.79m x 2.91m (9' 2" x 9' 7") Larger than average 3rd bedroom situated to the front of the property, PVC double glazed window, central heating radiator.

BATHROOM



2.27m x 2.89m (7' 5" x 9' 6") Family bathroom with 3 piece, low level WC, pedestal sink, corner bath with electric shower over, fully tiled walls to bath area and half tiled to the rest of the room, down lights, 2 x PVC double glazed windows, central heating radiator.

EXTERNAL



To the front of the property is a large hardstanding area for approx 4 cars, garage and grassed area, access to the rear garden. To the rear of the property is a low maintenance garden with mature shrubs and flower beds, fish pond, external electric sockets, garden shed.

'Making an offer'

Should you be interested in making an offer on this or indeed any other property being marketed by Barrow and Cook, you should first contact our office before contacting the Building Society, Bank or Solicitor to avoid delays which may result in the property being sold to someone else and Survey and Legal Fees being unnecessarily incurred.

PLEASE REMEMBER YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED UPON IT.

Our office hours are as follows:
Monday to Friday 9.00am to 5.00pm
Saturday 10.30am to 1.30pm

'Disclaimer'

No appliances/fixtures or fittings have been tested by the Agent. All measurements are approximate and have been recorded using a laser tape, which is regularly checked against a known distance. All measurements are taken at the widest points including bays and also into alcoves and not to any chimney breast.

'Money laundering regulations'

Intending purchasers will be asked to produce identification documentation at a later stage, (driving license, passport) although we may ask for further I.D. and we would ask for your co-operation in order that there is no delay in agreeing a sale.

If you have other questions about this property, please telephone 01744 23271

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