



15 Lydiate Lane, Eccleston PR7 6LX

Price Guide £375,000



Cranlea has remained within the same family since it was built in 1952 and is a spacious true bungalow with two bedrooms, dining kitchen, pantry/store and good sized gardens to rear with open views over farmland. Single garage and driveway parking. Potential for extension into loft space subject to usual p.p.



ACCOMMODATION COMPRISES:

Arched double glazed doors to:

ENTRANCE PORCH

Tiled floor. Leaded glazed entrance door with matching glazed and leaded panels above and to both sides to:

ENTRANCE HALL

Two double built in cloaks/storage cupboards. Glazed loft access. Radiator.

LOUNGE

Double glazed bay window to front. Feature tiled fire and hearth housing gas fire. Radiator.

KITCHEN

Double glazed window to rear with views over open farmland. Fitted with a range of wall and base units with work surfaces over incorporating one and half bowl stainless steel sink unit. Electric cooker point. Built in storage cupboard to chimney recess. Space for fridge freezer and plumbed for automatic washing machine. Brick fireplace housing gas Miser fire.

REAR LOBBY

Glazed exit door to rear porch/sun room. Tiled floor. Access door to Garage.

UTILITY/PANTRY STORE

Window to side. Fitted with wall and base units. Wall mounted Worcester gas combi boiler.

REAR PORCH/SUN ROOM

Double glazed conservatory style porch with glazed panels to side and French doors to rear. Tiled floor.

BEDROOM 1

Double glazed window to front. Radiator.

BEDROOM 2

Double glazed window to rear. Radiator.

SHOWER ROOM

Double glazed opaque window to rear. Fitted with a step in fully tiled shower cubicle with Mira Sport electric shower and folding shower doors. pedestal wash hand basin and low level w.c. Part tiled walls and tiled floor. Radiator.

FRONT

The property is approached via a driveway providing off road parking and leading to the attached garage with up and over door, and personal access door to Inner Lobby. There is access to the spacious part boarded loft with potential for conversion to first floor accommodation subject to usual p.p.

The front garden is mainly laid to lawn with shrub borders and decorative gravelled area with raised plant bed.

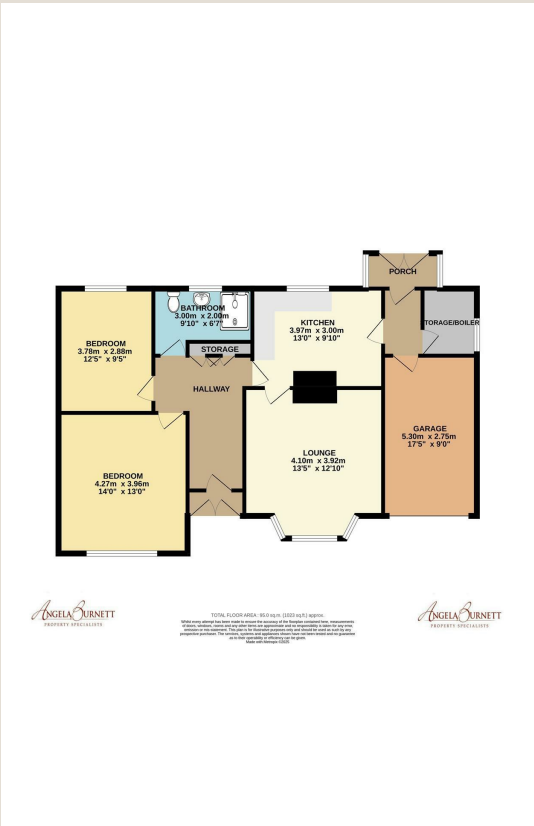
REAR

The good sized rear garden enjoys open views over farmland. There are paved and gravelled seating areas and two lawns separated by a pathway leading to the greenhouse. Access to front via wooden gate. External water supply.

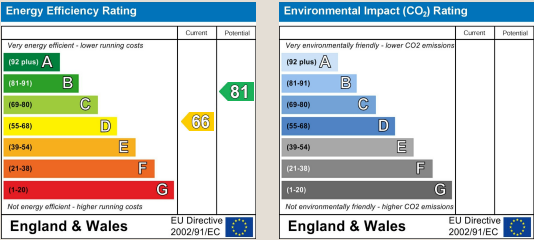
Area Map



Floor Plans



Energy Efficiency Graph



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