BEN ROSE



Leckonby Street, Great Eccleston

Offers Over £524,950

Ben Rose Estate Agents are pleased to present to market this beautifully extended traditional semi-detached cottage, situated within the highly sought-after semi-rural village of Great Eccleston. Blending charming period character with thoughtfully designed modern living, this impressive family home offers spacious and versatile accommodation throughout. Positioned within easy reach of the village's independent shops, cafés, pubs and everyday amenities, the property also benefits from excellent transport links via the nearby M6 and M55, providing convenient access to Preston, Garstang, Blackpool and beyond. Surrounded by picturesque Lancashire countryside, the location is ideal for families seeking a peaceful setting without compromising on connectivity.

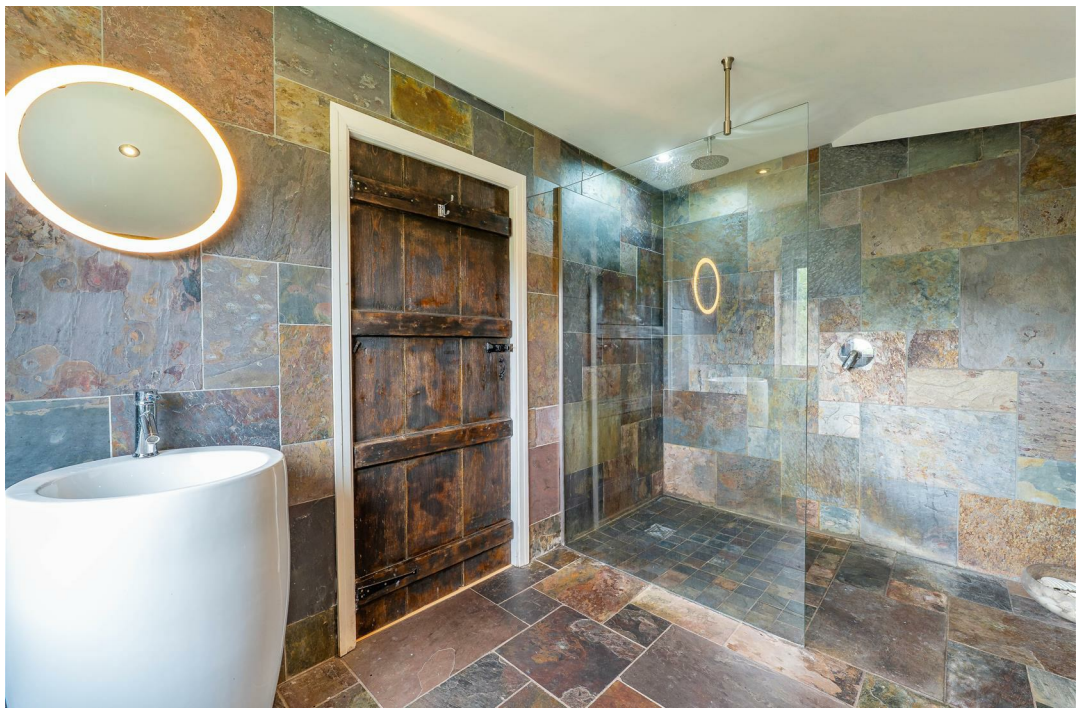
Stepping into the welcoming entrance hall, you'll find a convenient ground floor WC before the home opens into an outstanding open-plan living space. The spacious lounge centres around a feature fireplace with a wood-burning stove, creating a warm and inviting atmosphere, while tri-folding doors seamlessly connect the room to the rear garden. Flowing effortlessly into the impressive kitchen/dining area, the solid wood fitted kitchen features a double Belfast sink and Rangemaster oven combining traditional styling with modern practicality. A second set of tri-folding doors further enhances the indoor-outdoor feel, while underfloor heating throughout the ground floor and a Nest heating control system provide year-round comfort.

The first floor offers four well-proportioned bedrooms, ideal for growing families. The generous master bedroom enjoys dual aspect windows, filling the room with natural light, while the second double bedroom is equally spacious. Bedroom three boasts a characterful pitched ceiling with exposed beams, and bedroom four is another comfortable double. Completing the accommodation is a stylish fully tiled three-piece family shower room, alongside loft access and an air heating system serving the first floor.

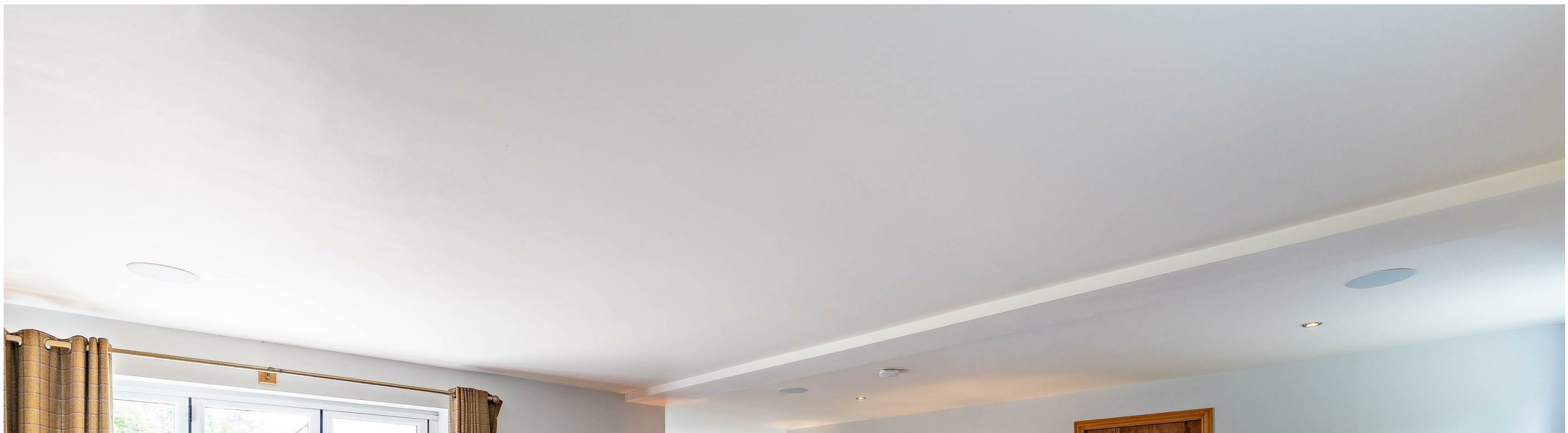
Externally, the property enjoys a cobbled driveway providing off-road parking for up to two vehicles, complemented by a detached double garage with useful loft storage above. A charming low stone-walled front garden and attractive UPVC double glazed sash windows enhance the cottage's kerb appeal. To the rear, the generous garden features a raised lawn, mature trees and established planting, creating a private outdoor retreat, while the hot tub offers the perfect place to relax. Combining timeless character, high-quality finishes and an enviable village setting, this exceptional cottage presents a superb opportunity for families seeking their forever home.

























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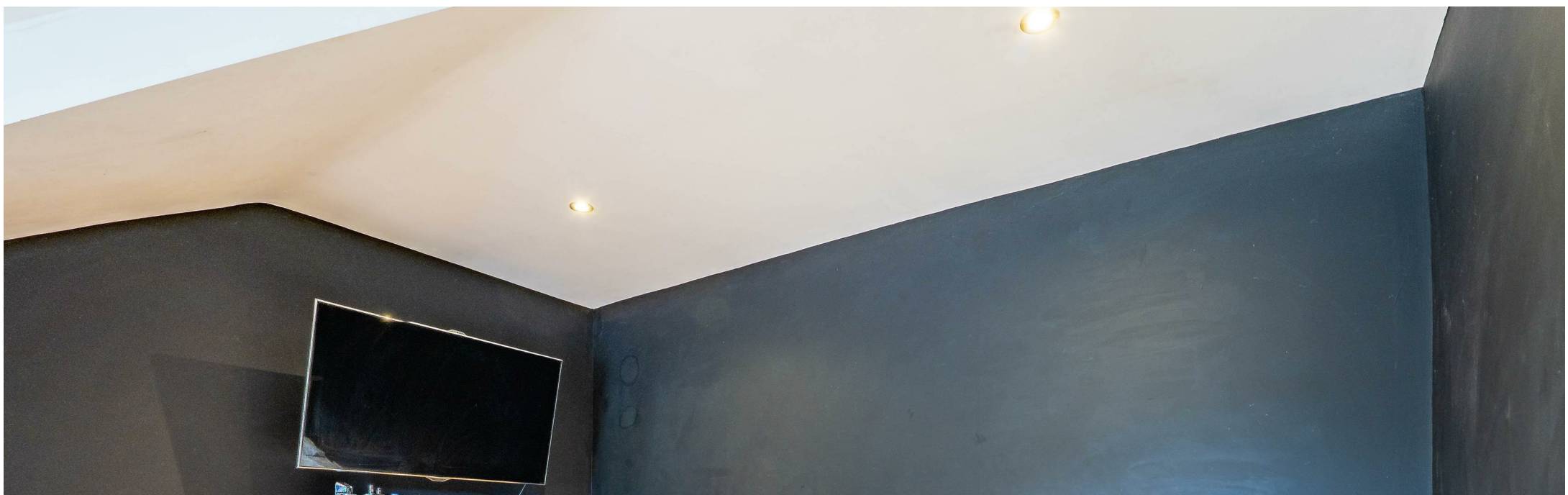










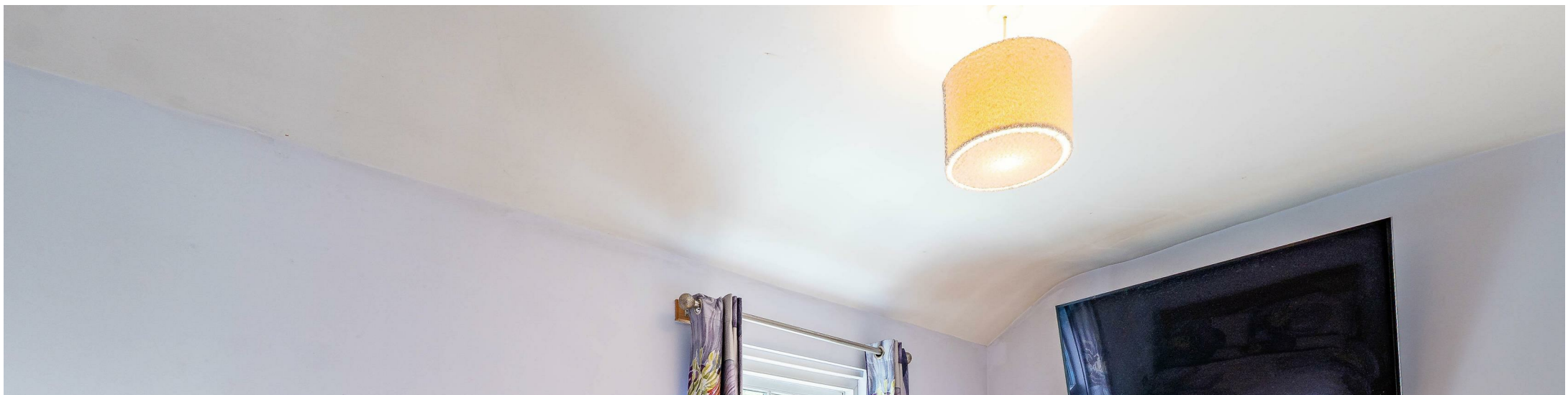



















DO NOT USE
THE TOILET
WHILE THE TRAIN
IS STANDING
IN THE STATION











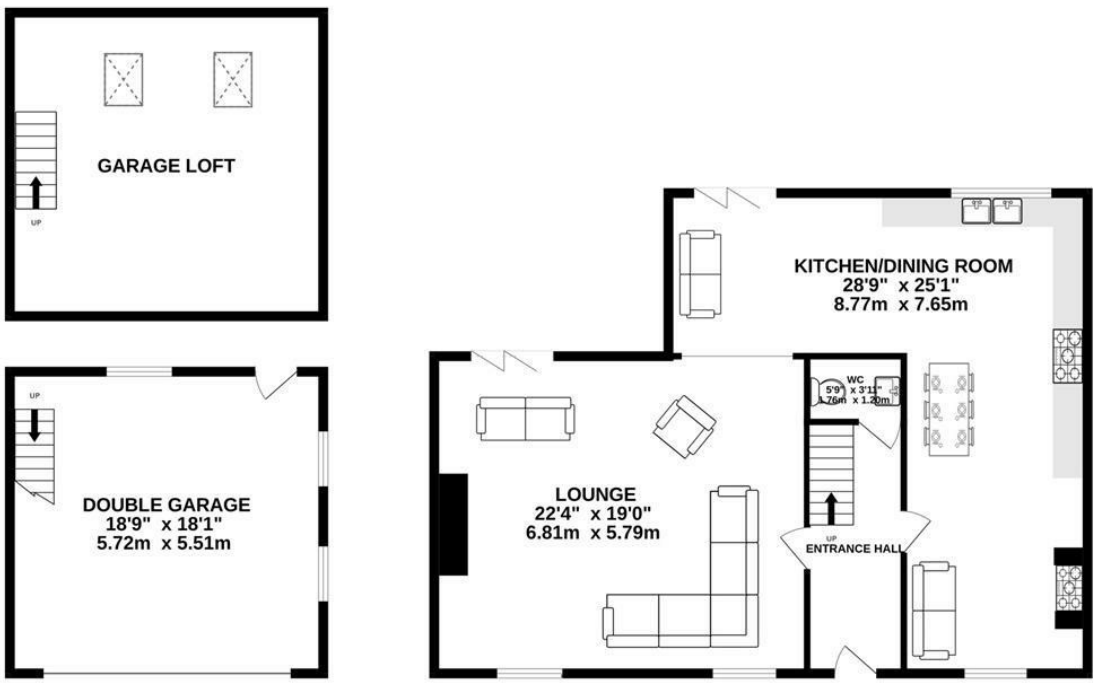




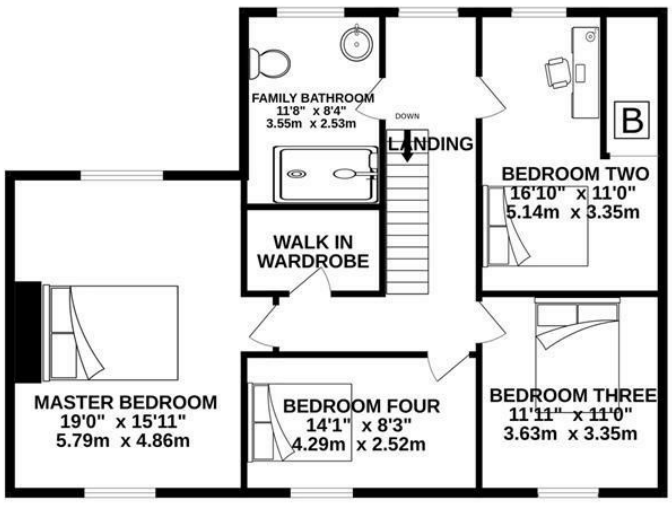
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GROUND FLOOR
1656 sq.ft. (153.8 sq.m.) approx.



1ST FLOOR
979 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA : 2635 sq.ft. (244.8 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.
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