



20 Hartlands Road, Eccleashall

£350,000 Freehold



A fantastic opportunity to transform this detached home in Eccleashall into your next dream home! • With three bedrooms and a shower room on the first floor there's plenty of room to get creative. • On the ground floor find a living room, dining room, conservatory, kitchen, utility room, W.C and two single garages to make your own. • Outside, enjoy both a front and rear garden for year round fun. Two driveways and two garages makes parking not even a second thought. • Located in the heart of Eccleashall, be a small stroll away from excellent local amenities, schools and travel links.



Ahoy, Future Homeowner! Set Sail for Hartlands Road and drop anchor where your next grand adventure awaits! This captain-worthy corner plot is your golden opportunity to transform this house into the dream you've been charting on your life map. With spacious living quarters and outdoor treasures aplenty, this property is packed with endless potential.

Park up on the driveway, then stroll up the step-free ramp to the front porch for smooth sailing all the way. As you cross the threshold, you'll land in a bright and breezy entrance hall, with passageways leading to the living room, kitchen, under-stairs hideaway and the staircase to the upper deck. The living room, with its charming bow-shaped front window and feature fireplace, is just waiting for your unique flair. Venture into the connecting dining room and from there, bask in the sun-drenched conservatory, which is the perfect nest to keep an eye on your garden kingdom. In the kitchen, you'll find wood-effect cabinetry, complimenting countertops and space for a full fleet of appliances. The adjoining utility room keeps the laundry mutiny at bay, while a guest W.C. is ready for your crew. From here, hop aboard the first of two integral garages, both with electric doors for an effortless embark or disembark.

Climb to the upper deck to discover three generous bedrooms. The first and second bedrooms are both double-sized, with built-in storage and large windows to let the daylight pour in, while the third room is a versatile space, perfect for a nursery, home office or guest quarters. A wet room completes the deck, being fully revamped with stylish finishes and complete with floor-to-ceiling tiling, dual-aspect windows, a shower, W.C. and sink.

Out back, your very own private island awaits, offering a delightful garden with patios, gravel paths, greenery and even a summer house. Plus, there's a second driveway sailing through to the rear of the garden, upping your parking game. The front garden is a blank canvas for your green-thumbed ambitions, bordered by the main driveway and the two integral garages, providing ample room to dock your ship.

No compass needed, located in the heart of Eccleshall, this home offers access to top-notch local amenities and schools... You're right where the X marks the spot! So what are you waiting for? Hoist the sails, grab the wheel and set your course for 20 Hartlands Road, a place where dreams drop anchor and possibilities chart new horizons. Call us today to book your viewing and claim your treasure before another captain gets there first!



Fantastic corner plot with endless potential. Spacious reception areas, kitchen, 3 bedrooms, and charming rear garden. Located in Eccleshall with excellent amenities and schools. Your dream home awaits at 20 Hartlands Road. Council Tax band: D

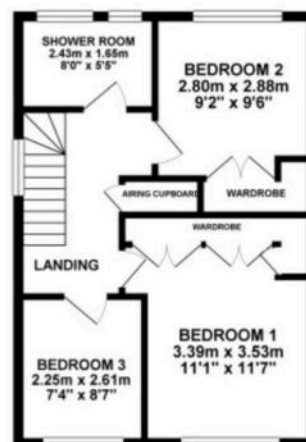
Tenure: Freehold



GROUND FLOOR 88.14 sq. m.
(948.72 sq. ft.)

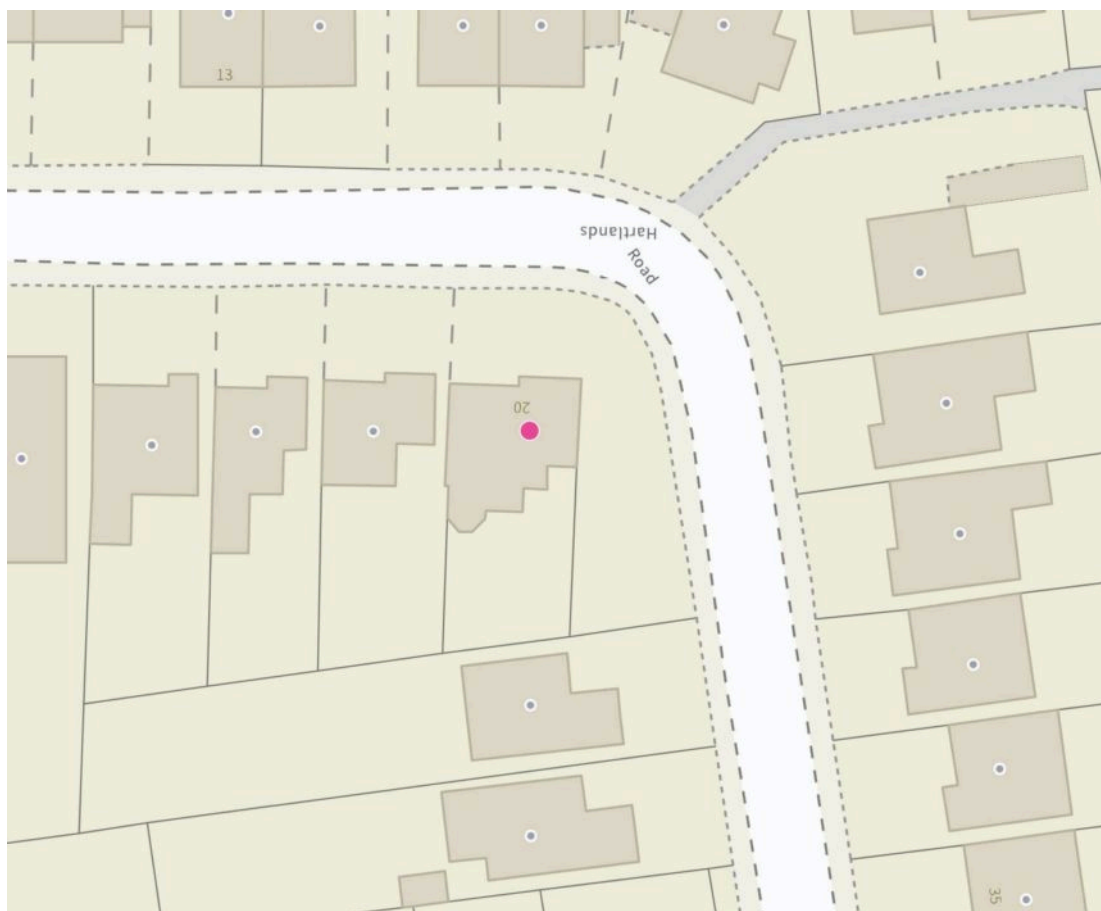


1ST FLOOR 39.75 sq. m.
(427.83 sq. ft.)



TOTAL FLOOR AREA : 127.89 sq. m. (1376.55 sq. ft.) 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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