



48 Perle Brook, Eccleshall

£220,000 Freehold



A charming three bedroom home in Eccleshall ready and waiting for its next proud owner with NO UPWARD CHAIN!

- Three double bedrooms and a family bathroom on the first floor allows plenty of space to relax and unwind.
- On the ground floor find a spacious living room and kitchen area for easy everyday living.
- Outside, enjoy a good sized rear garden with both patio and lawn, along with two designated parking space for ease.
- Located in the heart of Eccleshall, be close by to excellent amenities, schools and travel links.



Perle Brook, more like Pearl Brook! This gleaming gem of a home is polished and ready to be treasured, with the added sparkle of NO UPWARD CHAIN!

Step inside this beautifully presented three-bedroom terraced house and you'll find modern living wrapped in timeless charm. From the moment you arrive, the pearls keep coming with two parking spaces glisten close by, a welcoming porch opens the way and then you're swept into a bright and spacious reception room. Thanks to a large window, the light flows in like sunshine over the sea, making this the perfect place to relax or entertain. The kitchen sits like the pearl in the oyster, seamlessly connected to the living room with plenty of cabinetry, worktops and space to cook up culinary treasures. Upstairs, you'll discover three double bedrooms, each one a little pearl of its own, with fresh new carpets and an abundance of natural light. The bathroom is fitted with stylish fixtures, a full bath with shower above, W.C, sink, a heated towel rail and tiled walls.

And the pearls don't stop indoors. Outside, a charming rear garden offers lawn and patio area, perfect for al fresco dining or year-round fun. Located in the heart of Eccleshall, you'll be within easy reach of local amenities, schools and travel links, the perfect setting to string together a life full of convenience and comfort.

So why wait? Don't let this rare jewel slip through your fingers, make Perle Brook your new prized pearl today! Give us a call to book your viewing.



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Council Tax band: C

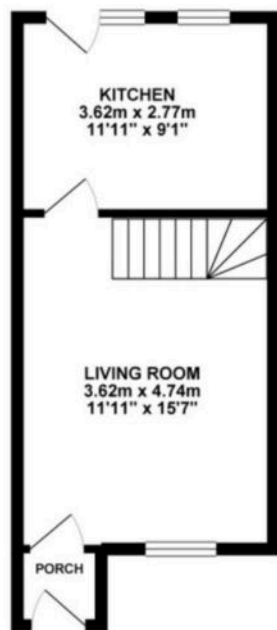
Tenure: Freehold

EPC Energy Efficiency Rating: C

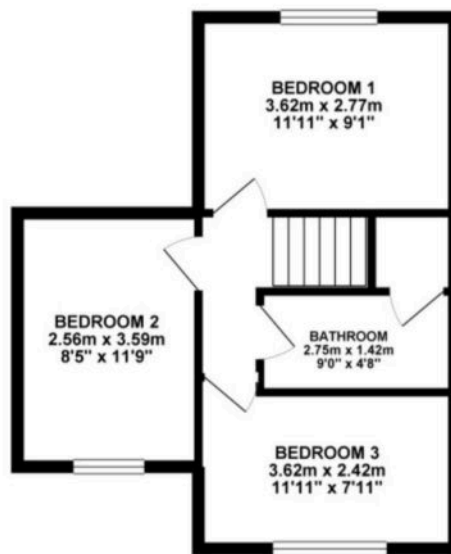
EPC Environmental Impact Rating: C



GROUND FLOOR 28.49 sq. m.
(306.66 sq. ft.)

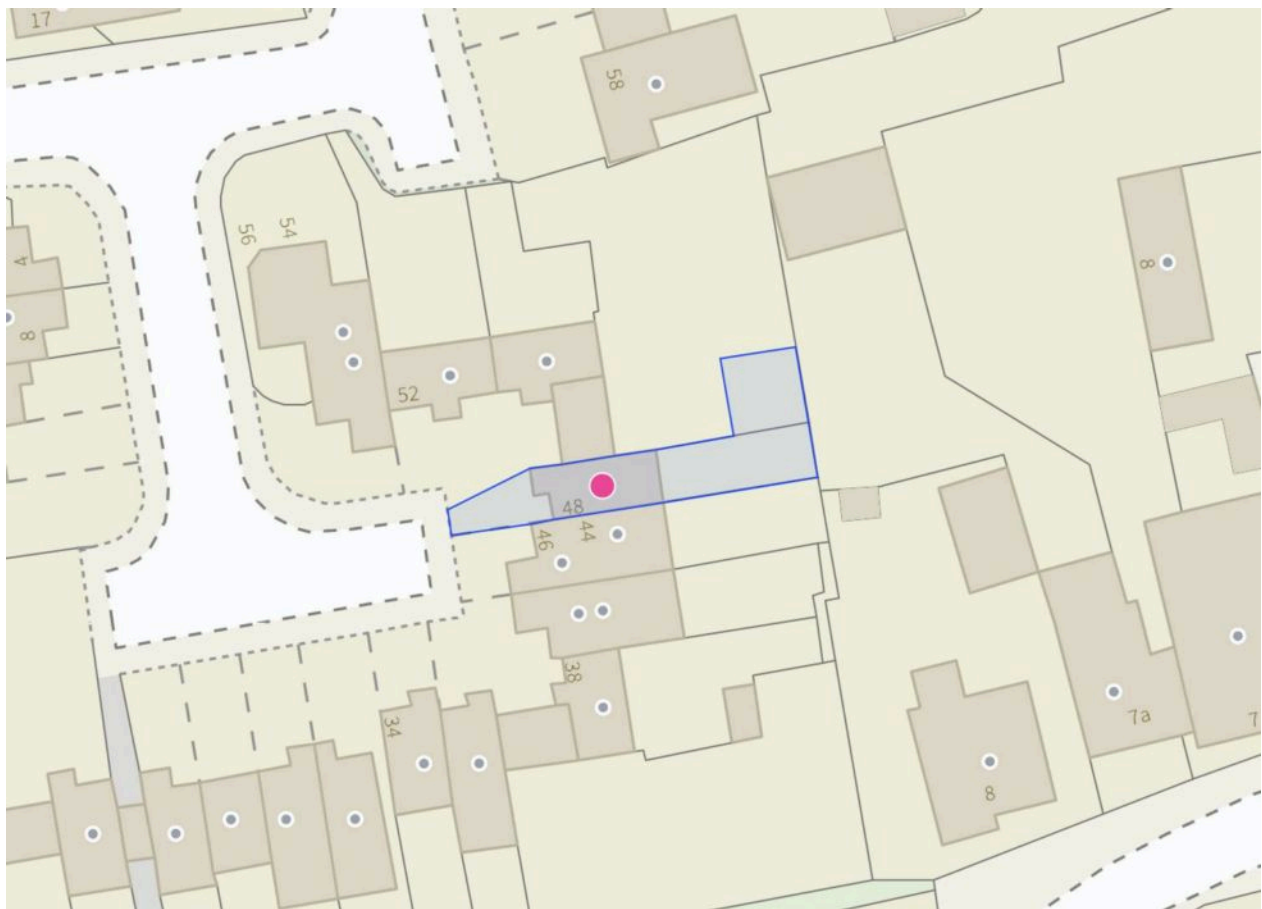


1ST FLOOR 36.38 sq. m.
(391.60 sq. ft.)



TOTAL FLOOR AREA : 64.87 sq. m. (698.27 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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