



Easy Home  
Lets & Sales

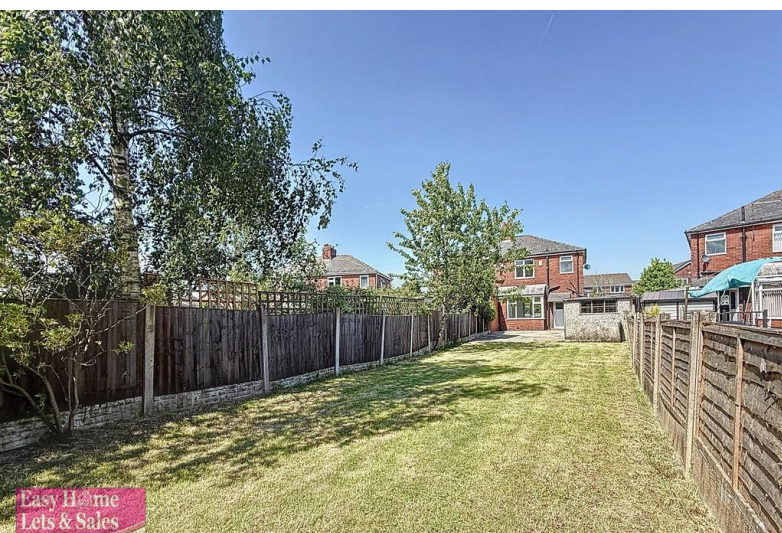
**Easy Home Sales**  
Independent Residential Sales Agents

**8 Sagar Street, Ecclestone**  
**PR7 5TA**

- Semi Detached Property
- Village Location
- Large South Facing Back Garden
- Driveway

**£225,000**

**EPC Rating 'D'**



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## Property Description

Easy Home Sales are pleased to present to market this, semi detached home presented with NO ONWARD CHAIN in the heart of Eccleston, Chorley. Situated in a sought-after location, this property is bursting with potential and would make an ideal family home. With excellent travel links and a range of amenities close by, it presents a perfect opportunity for families looking for their dream home. Eccleston offers a serene lifestyle with local schools, parks, and shops just a short walk away, while still providing easy access to major roadways for commuting.

Upon entering the property, you are greeted by a welcoming entrance hall that provides access to the stairs and a good sized under-stair storage area. The hall leads you off in to the spacious living room. The living room flows seamlessly into the dining/kitchen through an arched door frame, both rooms boast charming bay windows, which allows light to flood through. In the kitchen area you will find plenty of wall and base units, fitted oven and hob, space for freestanding appliances, boiler and a bay window.



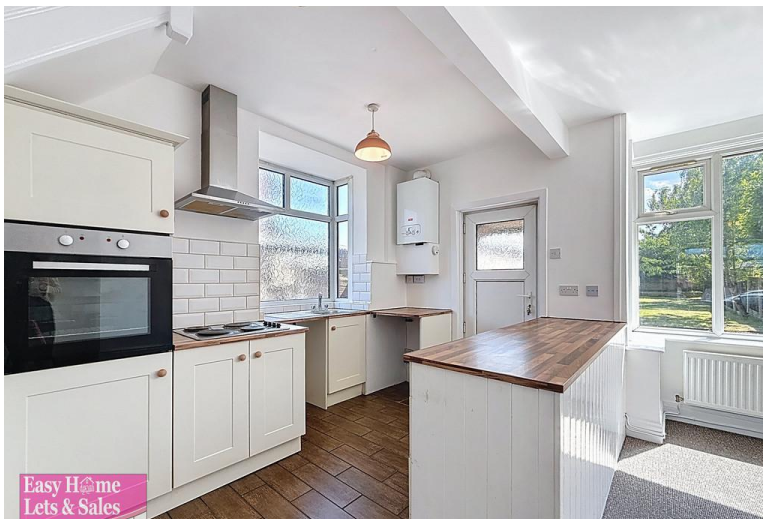


From the kitchen, you can access the side of the home and garden, making it perfect for indoor-outdoor living.

Moving to the first floor, you will find three well-proportioned bedrooms, with the main bedroom benefiting integral storage with lovely views over the back garden. The family bathroom is also located on this floor and comprises a three-piece suite, including an over bath shower.

The exterior of this home is equally impressive. The front of the property features a large driveway with extensive off road parking that leads down the side to the rear of the home. There is also a detached garage with electric. The large, south-facing rear garden is a standout feature, offering a lawn and patio area that are not directly overlooked, providing a private and tranquil outdoor space.

We have been advised the property is Leasehold.



Do you have a property to sell?

If you have a property to sell or thinking of selling, we can offer a free market appraisal from our experienced sales team.

Please note:

Room and land measurements given in these property details are approximate and are supplied as a guide only and should be verified by the buyer's solicitor. We would





advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Easy Home Sales cannot be held liable for any faults found. We endeavour to make our sales particulars and information provided as accurate and reliable as possible, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. No responsibility can be accepted for any expenses incurred by prospective purchasers, all information should be verified by the buyer's own solicitor and/or surveyor.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements