



Easy Home
Lets & Sales

Easy Home Sales
Independent Residential Sales Agents

27 Hawkswood, Eccleston
Chorley, PR7 5RW

- 3 Bedroom Semi Detached
- Two Reception Rooms
- Welcoming Hallway
- Back Garden

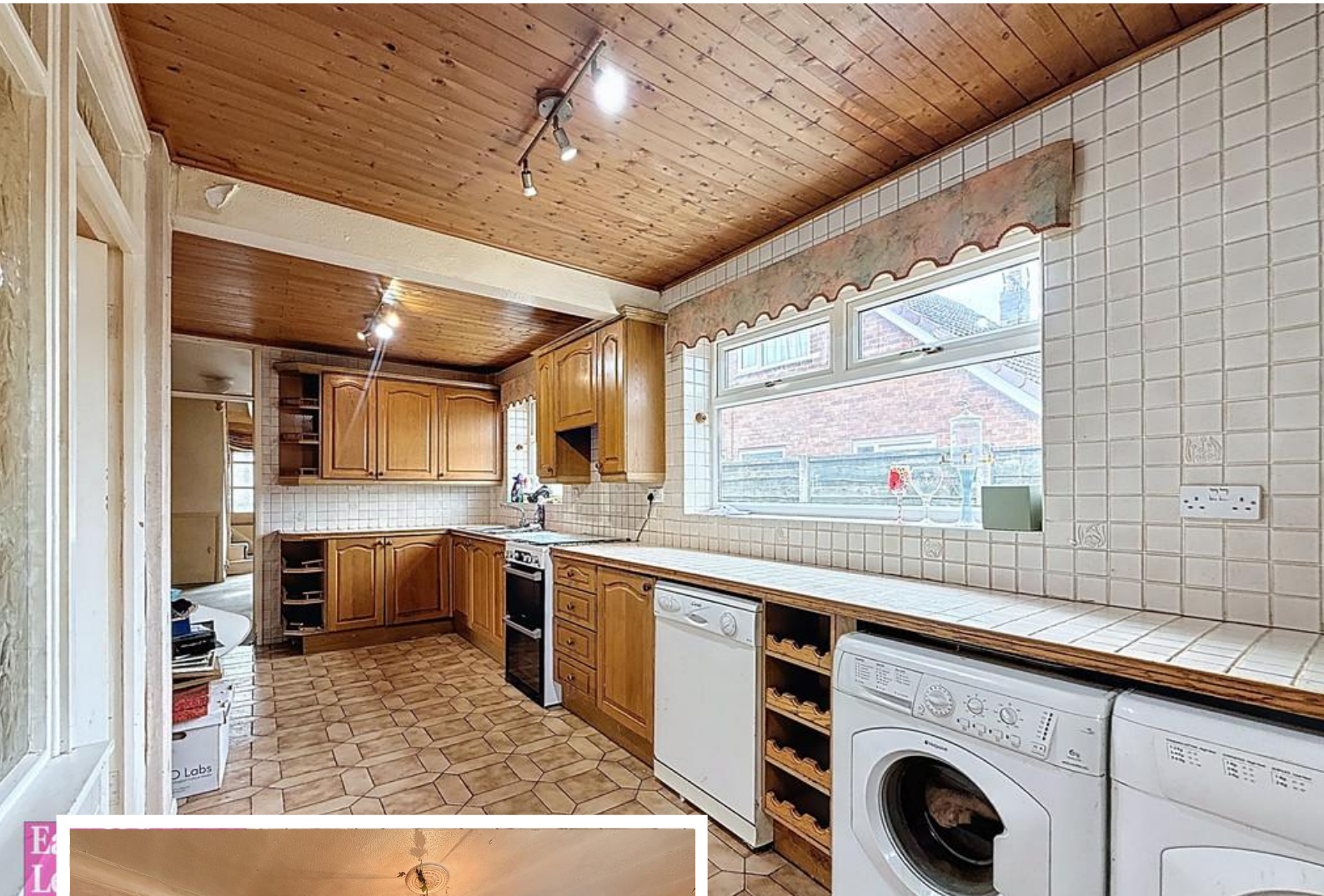
£200,000

EPC Rating 'D'



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Property Description

Easy Home Sales are excited to bring to market this spacious three-bedroom semi-detached property offering a fantastic opportunity for buyers looking to renovate and create a home tailored to their own style. Situated on a generous plot with a driveway to the side and a good-sized rear garden, the property is perfect for families, investors, or anyone seeking a rewarding project in a desirable area.

Located in the heart of the ever-popular village of Eccleston, a much sought-after village, known for its excellent local amenities, well-regarded schools, and strong community feel. With easy access to Chorley town centre, surrounding countryside, and major transport routes including the M6 and M61, it's a location that offers both convenience and charm.





The ground floor comprises a large welcoming hallway with two separate reception rooms, offering flexibility for living and dining arrangements. You will also find a good sized kitchen featuring wall and base units and space for freestanding appliances, a downstairs bathroom featuring a bath, basin and shower, with separate W/C. Upstairs, you'll find three well-proportioned bedrooms along with a bathroom with W/C, free standing shower and basin, providing ample space for a growing family.



Externally, the property benefits from off-road parking via a driveway that runs alongside the house, leading to a generous rear garden. A standout feature is the static caravan positioned in the garden, which would make an ideal home office, studio, or guest space.

This property is offered with no onward chain and represents a rare opportunity to add value in a highly desirable area. Early viewing is highly recommended!





Do you have a property to sell?

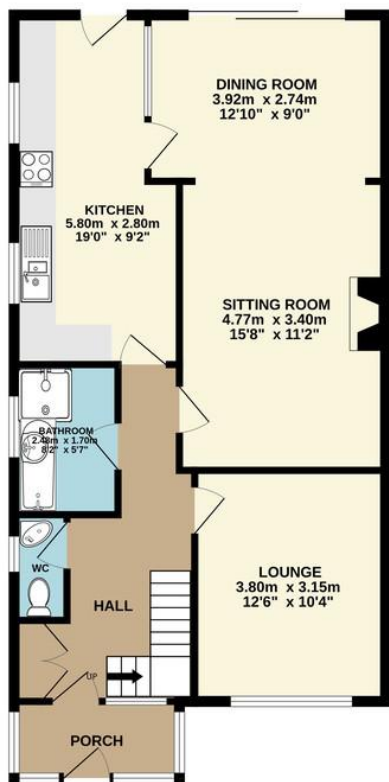
If you have a property to sell or thinking of selling, we can offer a FREE market appraisal from our experienced sales team. Please call and ask about our current offer!

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.







GROUND FLOOR
72.2 sq.m. (778 sq.ft.) approx.



1ST FLOOR
34.1 sq.m. (367 sq.ft.) approx.



GROUND FLOOR
40.3 sq.m. (434 sq.ft.) approx.

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TOTAL FLOOR AREA: 106.4 sq.m. (1145 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

159 - 161 Spendmore
Lane
Coppull
Chorley
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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