



**Richmond Road, Eccleston, Chorley**

**Offers Over £199,995**

Ben Rose are delighted to present to the market this two bedroom, semi-detached bungalow that rests in a highly desirable area of Eccleston, Chorley. This deceptively spacious property is being presented with NO ONWARDS CHAIN and offers versatile living space throughout, making the ideal family home. Located within easy access to nearby Eccleston village with its abundance of excellent shops and amenities, highly regarded local schools are also on hand. For commuters there is easy access to the motorway links along with Chorley, Leyland and Preston town centre being just a short drive away.

Moving into the property you'll find a welcoming entrance hall that gives access to the majority of rooms. Here, you'll find a spacious lounge with a feature fireplace and a large front facing window that brings in ample natural light. Moving back into the hall, you'll find two double sized bedrooms. You'll also find a three piece family bathroom with a shower cubicle. Completing the home is the kitchen that is located towards the rear. It features an integrated oven as well as space for other freestanding appliances to be fitted.

Externally, to the front of the property is a front garden as well as a drive with space for up to four cars. This also leads to the single detached garage at the rear. At the rear is an enclosed private garden that features a patio for social gathers and an astro turfed lawn for easy maintenance.











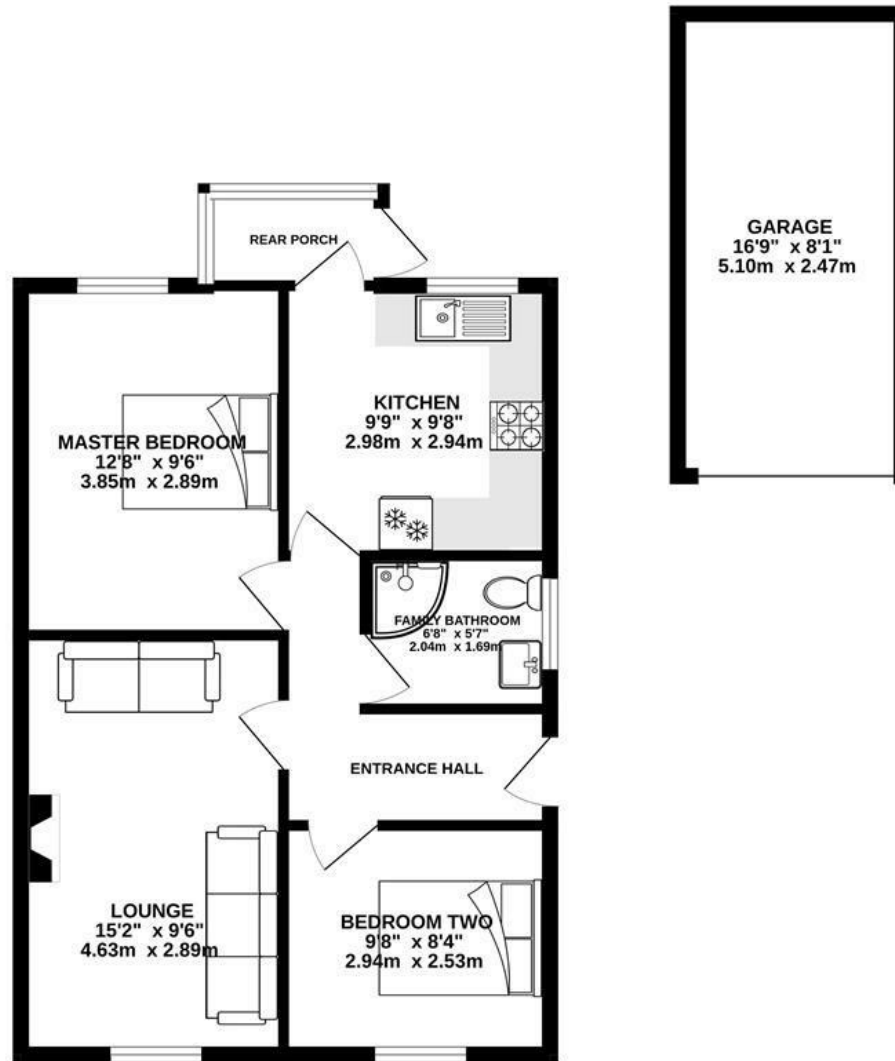
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GROUND FLOOR  
686 sq.ft. (63.7 sq.m.) approx.

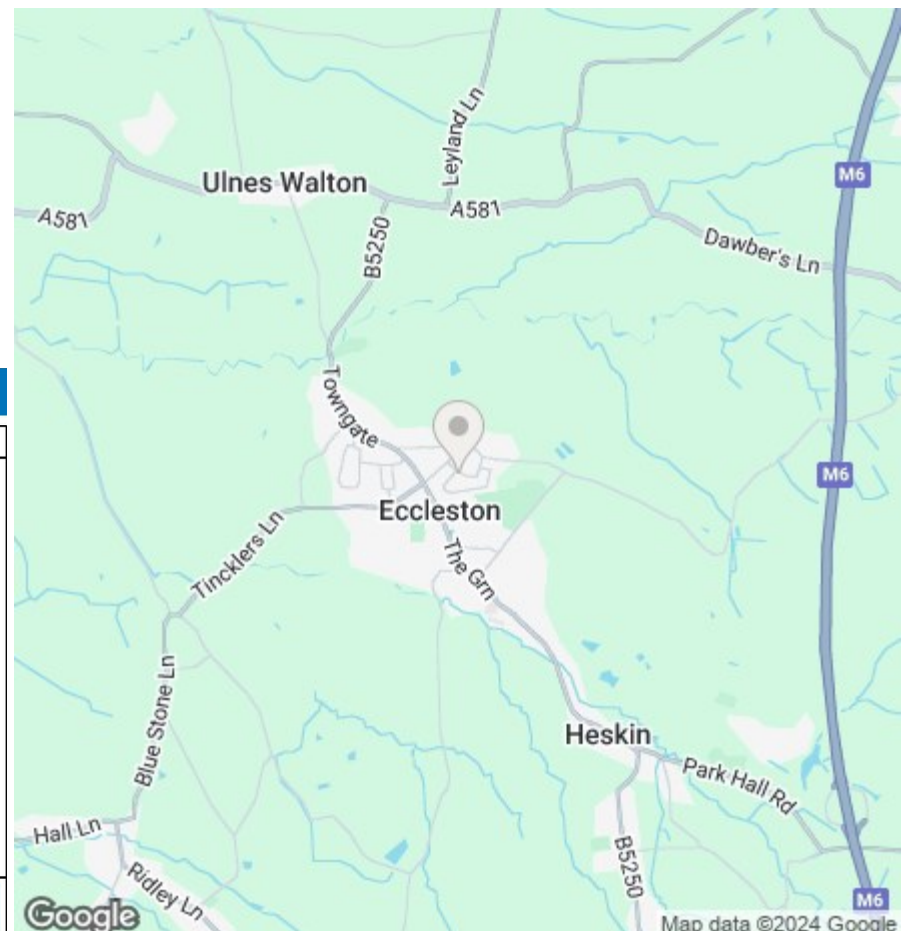


TOTAL FLOOR AREA : 686 sq.ft. (63.7 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	