



**Sagar Street, Eccleston, Chorley**

**Offers Over £269,995**

Ben Rose Estate Agents are pleased to present to market this stunning three bedroom, semi-detached property situated on a quiet residential area in the heart of Eccleston. Scenic surroundings and only fifteen minutes from Leyland and all its amenities, this house is ideal for new and small families alike.

Upon entering you're welcomed into a spacious entrance hall offering access to both the stairs and front lounge with its large front window which fills the room with natural light. Continuing through, you'll find a conveniently located WC, providing practicality for daily living, and easy access to the modern kitchen/diner.

The modern kitchen is designed for convenience, offering ample worktop space and integrated appliances, including a hob, oven, microwave, and dishwasher. Adjacent to the kitchen, is enough room for a four-person dining table, ideal for family meals or entertaining guests. Large patio doors offer easy access to the rear garden, further extending your living space. Additionally, there is a second lounge area to the side of the dining area boasting a large woodfire offering a cosy area for relaxation. Finishing off this floor is a utility room perfect for a washing machine and dryer.

On the first floor, you'll find three good-sized bedrooms, two easily accommodating double beds. The master bedroom overlooks the garden and receives plenty of natural light. Bedroom three would make an ideal spare room for a guest or home office. Completing this floor there is a good-sized family bathroom with a bath and over-the-bath shower.

Externally, The property's driveway offers off the road parking and a good sized, south-facing rear garden, accessible through a gate that leads to the back of the house, features a generously sized south facing lawn and patio. There is also an external shed perfect for storing garden appliances. This home manages to combine comfort, luxury, and practicality, making it an ideal choice for small families or couples looking to live in the area.





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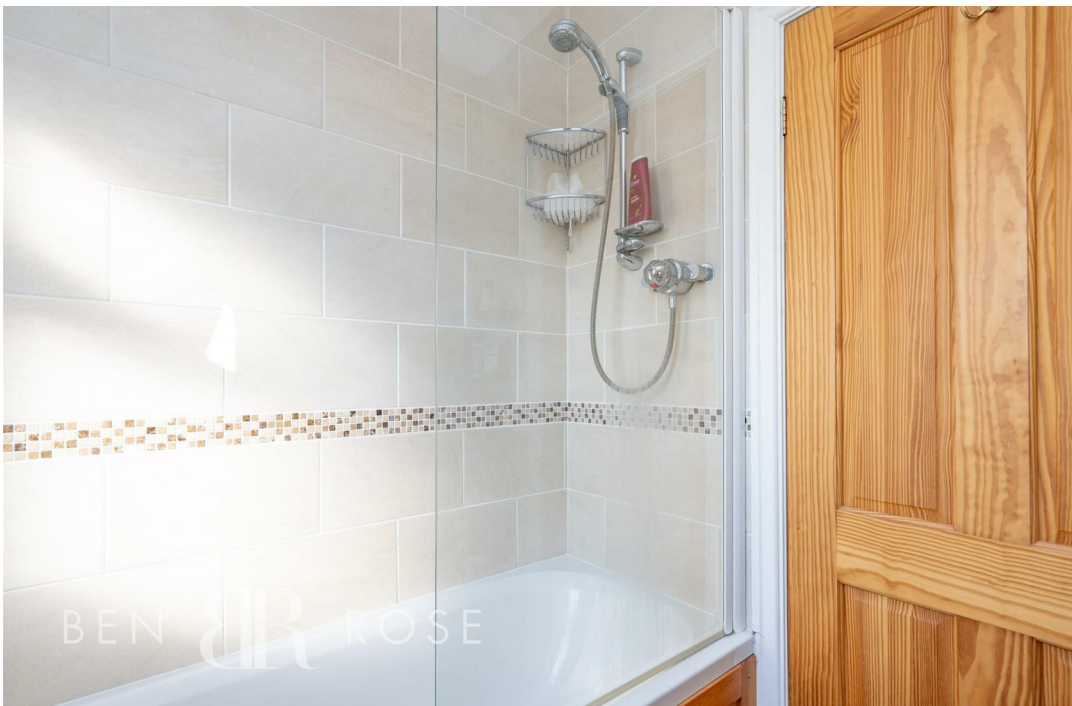






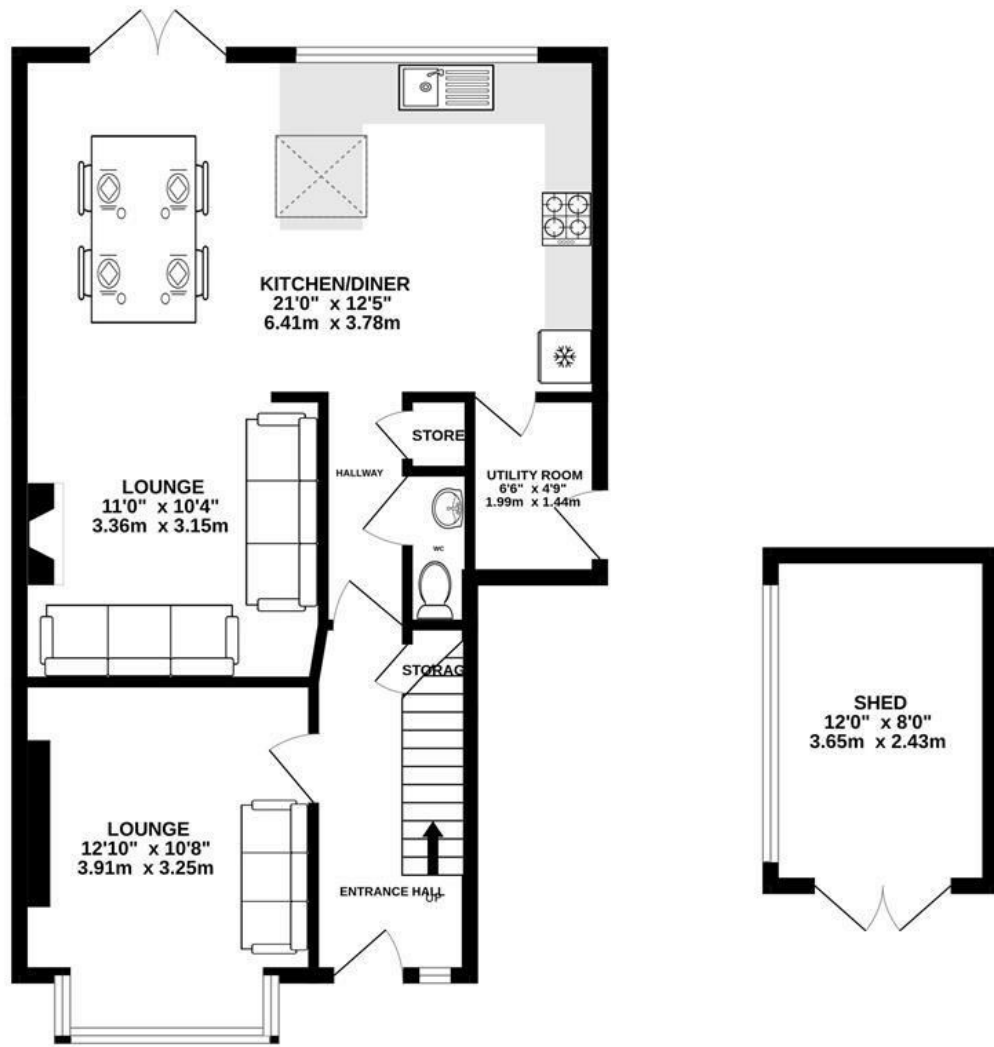




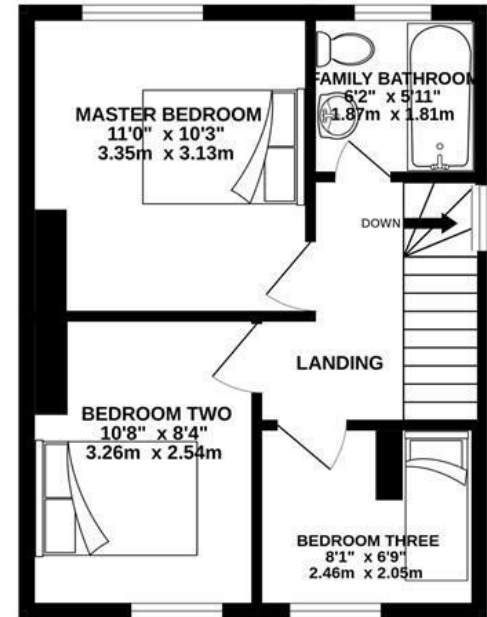




GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.

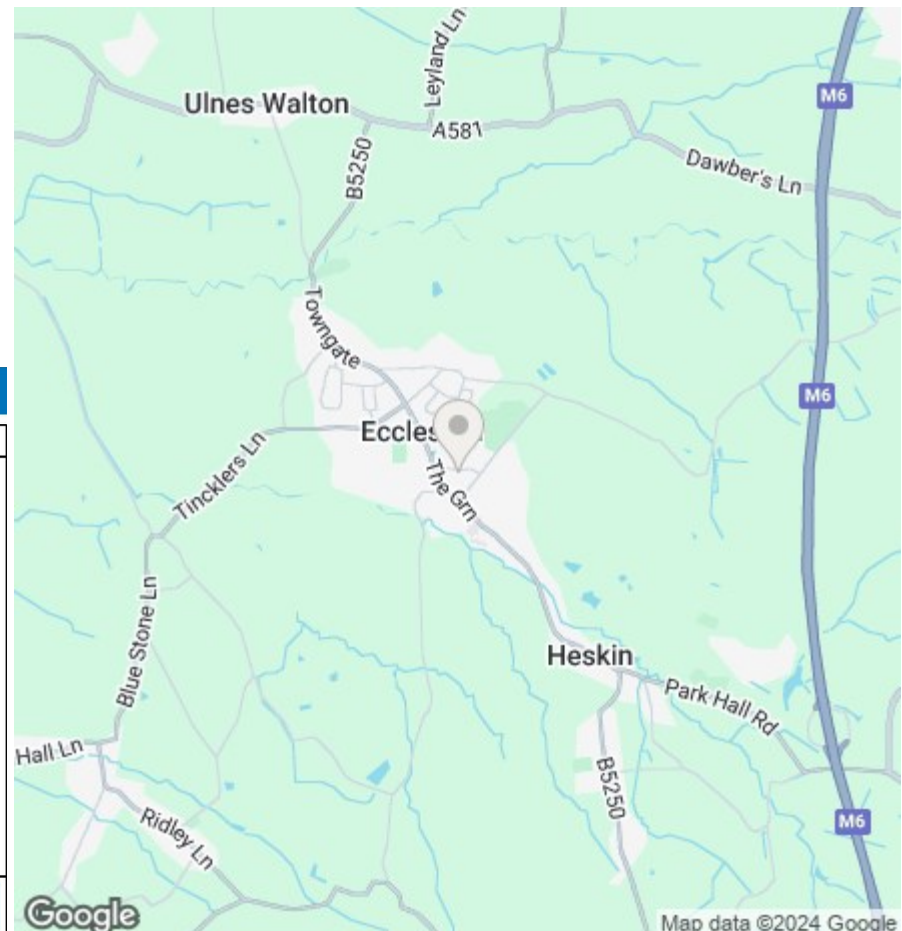


TOTAL FLOOR AREA: 1081 sq.ft. (100.4 sq.m.) approx.

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>		
(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 energy efficient - higher running costs		
	64	77
<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	