



**Langton Brow, Eccleston, Chorley**

**Offers Over £149,995**

Ben Rose Estate Agents are delighted to bring to market this beautifully presented two-bedroom mid terrace located in the very desirable area of Eccleston. With Coppull and Standish just a stone's throw away, the residents will have a great selection of restaurants, schools, and shops to choose from. Chorley town centre is also just a fifteen minute drive away, as well as the M6 motorway, offering even more travel links.

Upon entering, you are greeted by a tastefully decorated front facing lounge featuring a stunning exposed brick wood burner fireplace, providing a cosy and welcoming atmosphere that is retained throughout the whole house. Continuing through you will find the spacious kitchen which is equipped with integrated appliances such as fridge freezer, induction hob and oven and room for hidden freestanding units.

Moving to the first floor you will find the master bedroom that benefits from a built-in storage space, offering practical and stylish storage solutions. The second cosier bedroom is situated at the back of the house and also features a built-in wardrobe. The family bathroom is a three-piece suite, complete with a bath and an over-the-bath shower, providing convenience for everyday living

Externally, the property offers on-street parking for both residents and visitors. The rear of the property offers a compact courtyard backing on to the nearby fields. This home is bursting with charm and character and effortlessly combines homely living spaces with practicality, making it a must-see property for first time buyers and couples alike.







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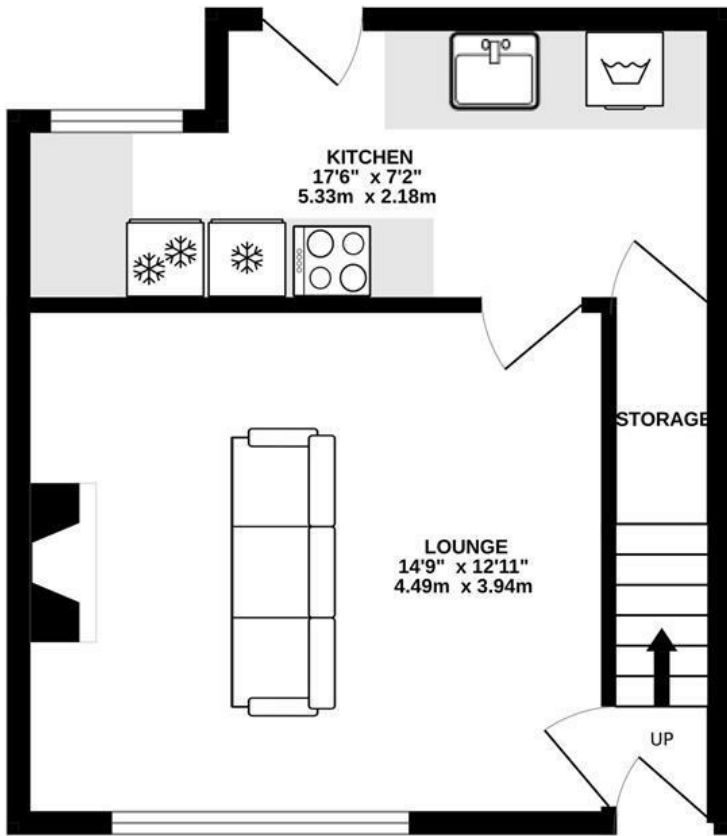
BEN  ROSE



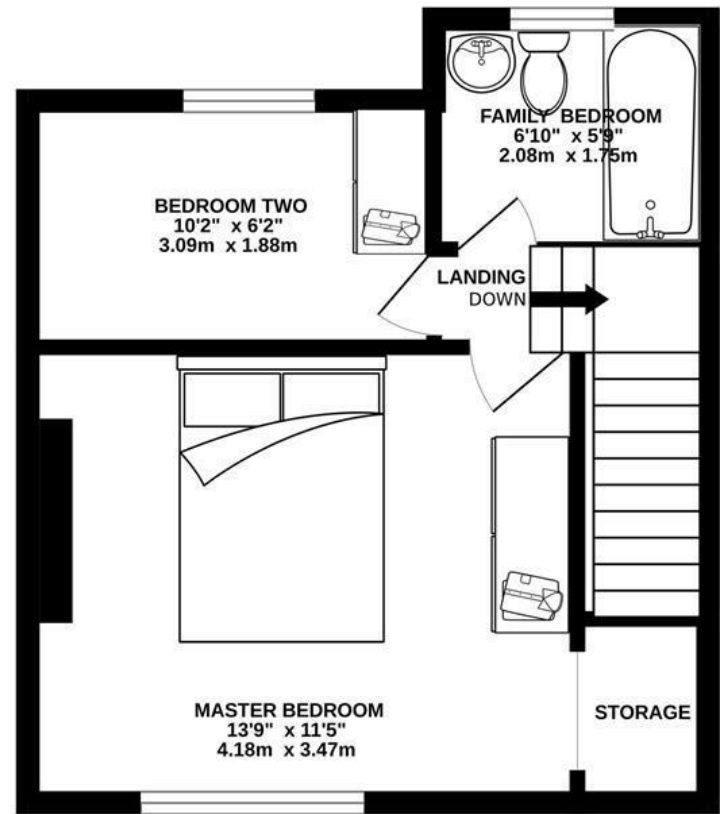




GROUND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 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>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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	

