



## **Hawkswood, Eccleston, Chorley**

**Offers Over £209,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home, nestled in the highly sought-after village of Eccleston, Lancashire. This thriving community offers a range of local shops, inviting cafés, and highly regarded schools, making it an ideal location for families and professionals alike. The property also benefits from excellent transport links, with easy access to the M6 motorway and convenient bus routes connecting to nearby towns and cities.

Upon entering the property, you are welcomed into a bright and inviting entrance hallway, where a staircase leads to the upper level. The hallway provides access to all ground floor rooms, including the spacious lounge located at the rear. The lounge boasts a charming fireplace and double patio doors that open onto the rear garden.

Returning to the hallway, you'll find the well-appointed kitchen, which offers ample workspace, storage, and room for freestanding appliances, with a single door leading to the side of the property. Completing the ground floor is a generously sized dining room, providing ample space for a large family dining table. Also on this level is a two-piece shower room with a separate WC.

Upstairs, there are three well-proportioned bedrooms. Bedroom two benefits from integrated storage, while bedroom three includes a built-in desk and additional storage, making it an ideal office space.

Externally, the front of the property boasts a well-maintained stone garden, while a private driveway extends along the side of the home, leading to a single detached garage. The south-facing rear garden is generously sized, featuring a well-maintained lawn and a secluded patio—perfect for relaxation and outdoor enjoyment.







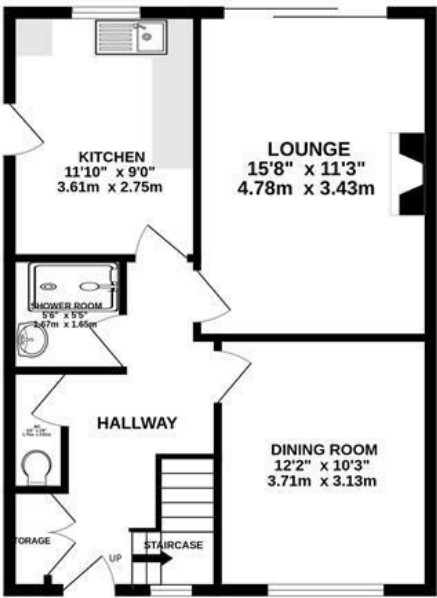




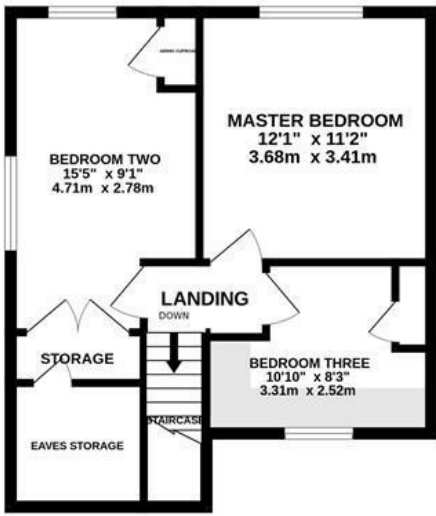


# BEN ROSE

GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1147 sq.ft. (106.5 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) A	71	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	85
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 