



Balmoral Road, Eccleston, Chorley

Offers Over £259,995

Ben Rose Estate Agents are pleased to present to market this well presented three-bedroom, semi-detached home situated on a generous corner plot in the highly sought-after village of Eccleston. This charming property offers ideal living accommodation for first-time buyers looking to step onto the property ladder in a peaceful yet well-connected area. Tucked away within a quiet residential location, the home benefits from excellent nearby amenities including reputable schools, independent shops, cafés, and parks. For commuters, there are convenient bus links through the village, while Croston and Euxton train stations are just a short drive away, offering direct connections to major cities such as Preston, Manchester, and beyond. The M6 and M61 motorways are also easily accessible, making it an ideal base for travel across the North West.

As you step into the home, you're welcomed by a practical porch area, ideal for storing coats and shoes. From here, you enter the spacious front lounge, a warm and inviting space complete with a stylish media wall and a staircase that leads to the first floor. This room is perfect for relaxing or entertaining guests. Moving towards the rear of the property, you'll find the modern open-plan kitchen/diner, fitted with a range of integrated appliances and sleek cabinetry. This space is bright and airy, thanks to the large patio doors that lead directly out to the garden, creating a seamless indoor-outdoor flow.

Upstairs, the home offers three bedrooms. The master bedroom features fitted wardrobes for added convenience and storage, while the remaining two bedrooms are equally versatile and could serve as guest rooms, children's bedrooms, or a home office. Completing the first floor is a three-piece family bathroom, finished with a bath and overhead shower, providing functionality and style.

Externally, the property enjoys a brilliant corner plot, with a gated, wrap-around garden that is mainly laid to lawn and includes several seating areas—perfect for enjoying the sun throughout the day. To the rear and just beyond the property, there is a private double driveway providing ample off-road parking, along with a detached garage that includes a useful utility space. The garden and external layout offer fantastic potential for future extension, subject to the relevant planning permissions.

This delightful home combines comfort, space, and potential, all within a thriving and well-connected village setting.











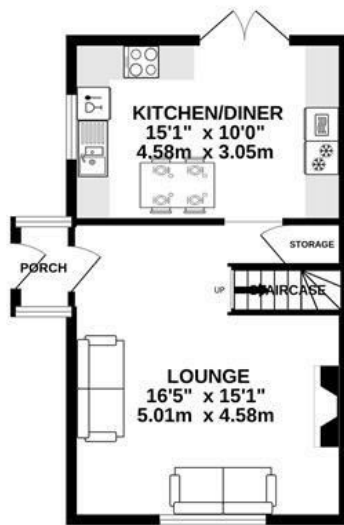
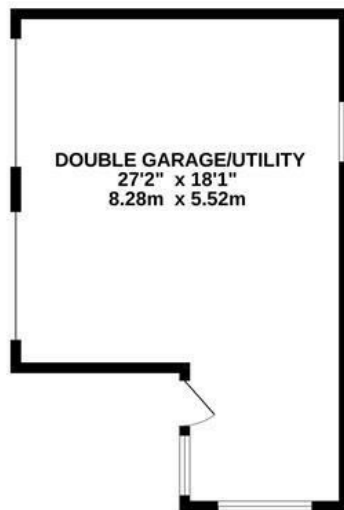
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GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.

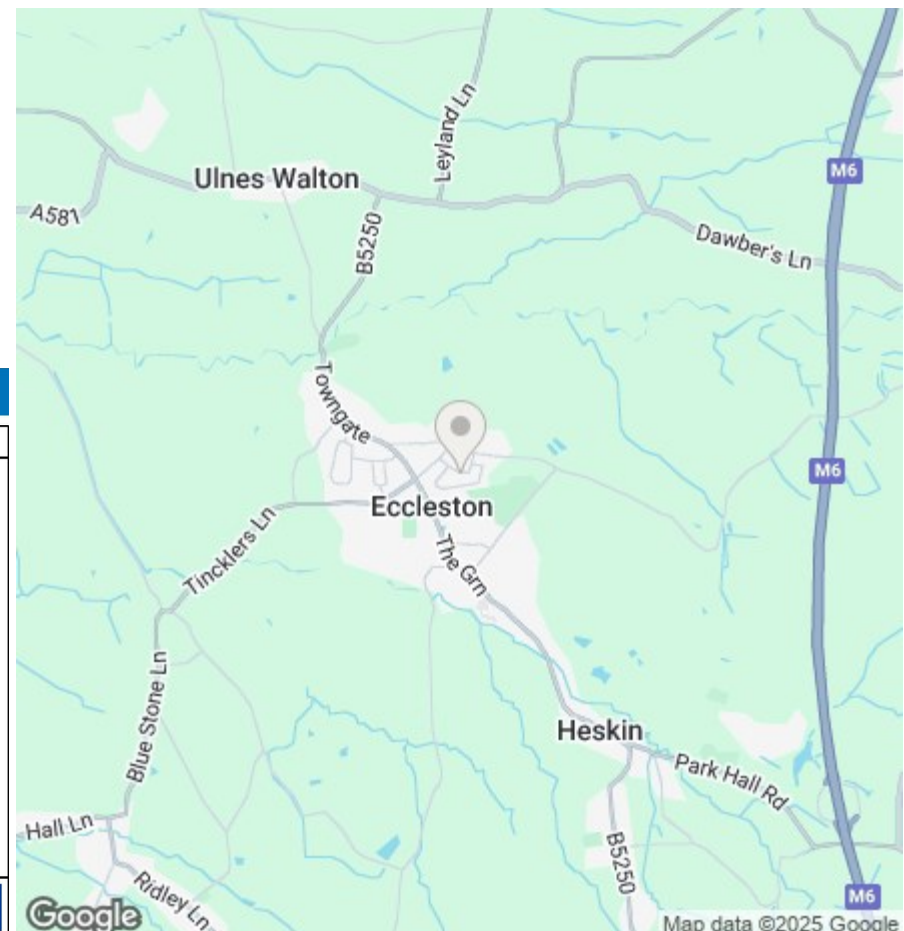


TOTAL FLOOR AREA : 1217 sq.ft. (113.1 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	