



Hawkswood, Eccleston, Chorley

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to market this charming NO CHAIN 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.

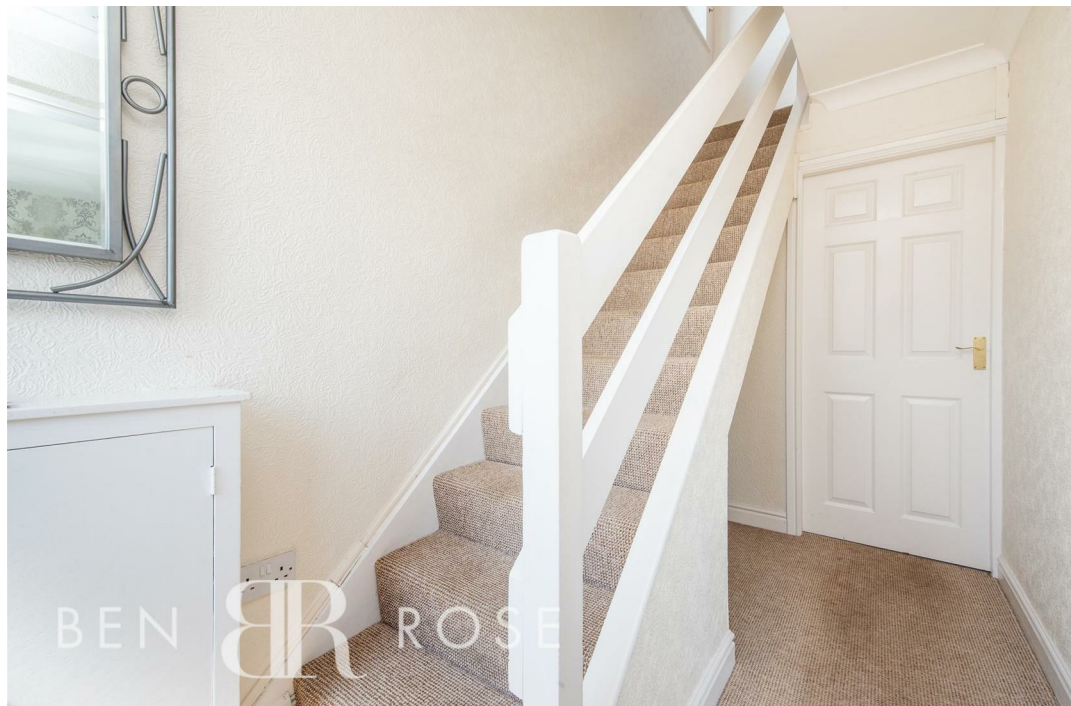
Upon entering the property, you are welcomed into a bright entrance hallway with a staircase leading to the upper level. To the right, you'll find a spacious lounge featuring a charming fireplace and a large bay window overlooking the front aspect. Double doors connect the lounge to the kitchen-diner, creating a natural flow between the spaces. The modern kitchen is fitted with an integrated oven and hob, with space for freestanding appliances. There's also room for a dining table, and double patio doors open out to the garden. Adjacent to the kitchen is a convenient utility room offering additional storage and space for more freestanding appliances. A single door provides side access to the property. Also on this floor is the modern three-piece family bathroom, complete with an over-the-bath shower.

Upstairs, you'll find three well-proportioned bedrooms, including the master bedroom, which benefits from fitted wardrobes.

Externally, the front of the property boasts a private driveway providing off-road parking for multiple vehicles. To the rear is a generously sized, low-maintenance garden featuring a stone and paved patio, a greenhouse, and a pond. A single detached garage is also located at the rear, accessible via an up-and-over door and equipped with lighting and power.

Early viewing is highly recommended to avoid disappointment.











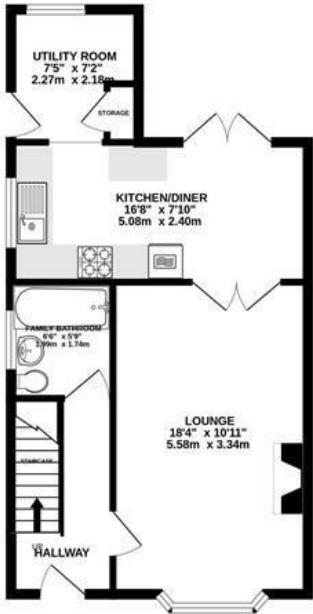
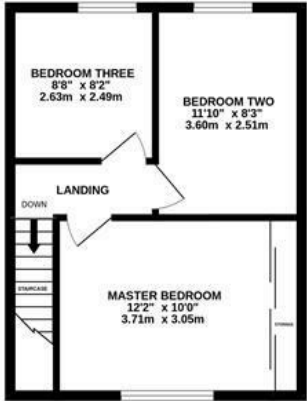


BEN ROSE

GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.




TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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	82
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) 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 