

HOME  TRUTHS

25 The Hawthorns, Ecclestone

Chorley


£900 PCM



25 The Hawthorns

Ecclestone, Chorley

Two-Bedroom Dormer Bungalow in a Quiet Cul-de-Sac – Ecclestone

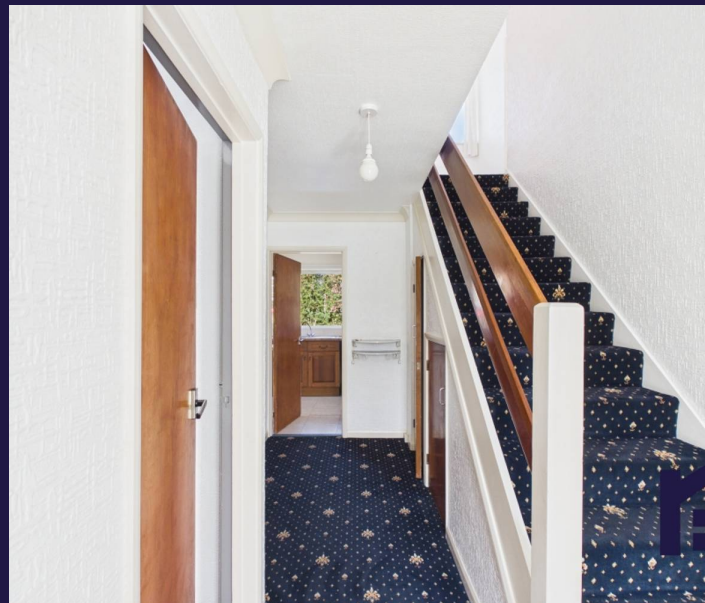
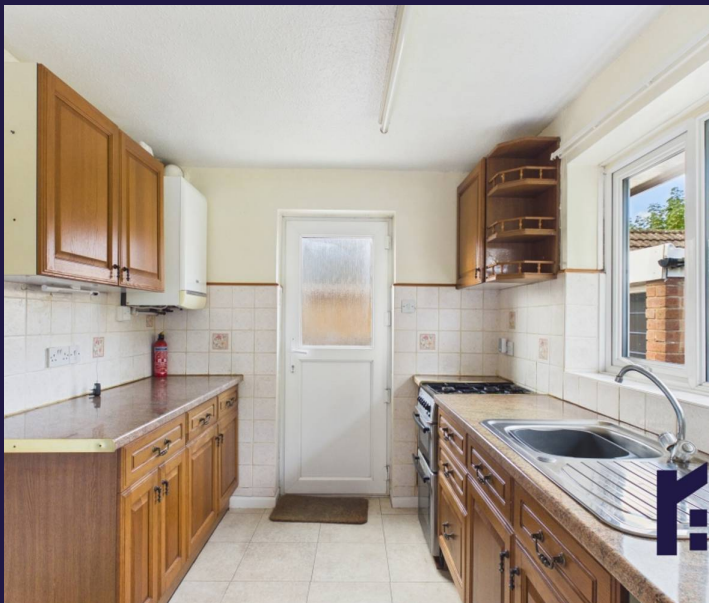
A well-presented two-bedroom dormer bungalow, tucked away in a quiet cul-de-sac in the heart of the popular village of Ecclestone. Although peacefully positioned, the property is within easy walking distance of the village centre and its range of local amenities, shops, cafés and services.

The ground floor offers a **spacious reception room** with lovely views over the private, enclosed rear garden. A second reception room provides excellent flexibility and could be used as a **home office, dining room or third bedroom**, depending on your requirements.

The **generous fitted kitchen** benefits from a good range of worktop and storage space and comes equipped with a washing machine, fridge freezer, gas hob and cooker. Also to the ground floor is a family bathroom and a separate WC.

To the first floor are **two well-proportioned bedrooms**, along with a modern fitted shower room.

Externally, the property benefits from a **detached garage with power and lighting**, together with off-road parking for two vehicles. The private enclosed rear garden provides a pleasant outdoor space, while the surrounding area is ideal for those who enjoy countryside walks.



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Further benefits include **double glazing and gas central heating**.

This is a lovely home in a desirable village location, offering flexible living accommodation, excellent local amenities and countryside on the doorstep.

Deposit: £1,030

Holding Deposit: £207

Council Tax band: C

EPC Energy Efficiency Rating: C

Available now.



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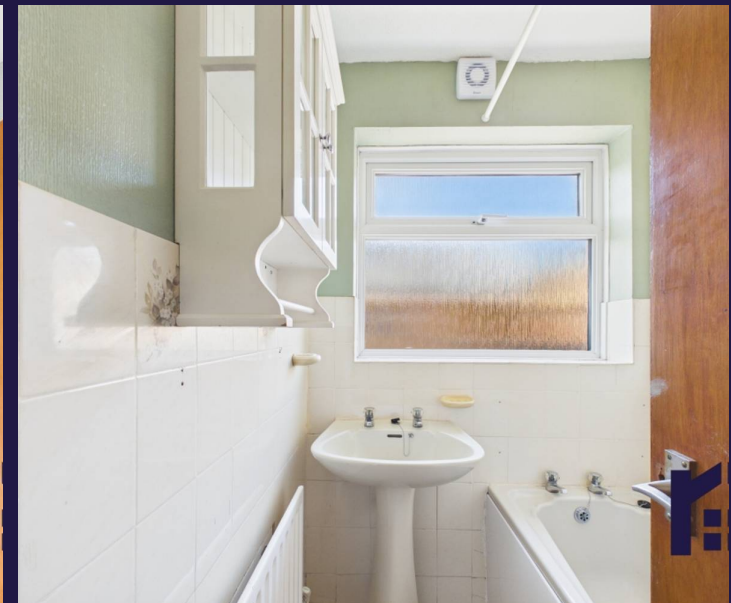
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Floor 1



Floor 2



Approximate total area⁽¹⁾

86.8 m²

935 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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