



## **New Street, Eccleston, Chorley**

**Offers Over £229,995**

Ben Rose Estate Agents are pleased to present to market this attractive three-bedroom semi-detached home, situated in the desirable village of Eccleston, Chorley. The property is ideally placed within a well-regarded residential area, offering excellent travel links with the M6 motorway just a short drive away, making commuting to surrounding towns and cities straightforward. A variety of local amenities, bus routes and everyday conveniences are within walking distance, while nearby green spaces provide ideal settings for leisurely walks and outdoor relaxation.

Upon entering the property, the entrance hall provides access to all ground floor rooms. To the right, you are welcomed into a bright and spacious lounge, enhanced by a large front-facing window that allows plenty of natural light to flow through, along with a feature wood burner that creates a cosy focal point. Leading through from the lounge is the kitchen and dining room, offering a practical yet sociable space. The kitchen is fitted with integrated appliances including a hob and oven, complemented by ample worktop space and storage, as well as room for freestanding appliances. A large rear window and double doors open directly onto the garden, seamlessly connecting indoor and outdoor living.

The first floor hosts three bedrooms and a three-piece family bathroom. The master bedroom is positioned at the front of the property and benefits from a large window, while bedrooms two and three are located to the rear, each enjoying views over the garden. The landing also features a window, helping to maintain a bright and airy feel throughout the upper level.

Externally, the property offers a driveway to the front providing off-road parking, along with the added benefit of a garage positioned to the side of the house. To the rear, there is a generous garden featuring artificial grass and gravel areas, offering plenty of space for outdoor seating and entertaining. This well-located home combines comfortable living spaces with excellent transport links and outdoor areas, making it a fantastic opportunity for a range of buyers.





















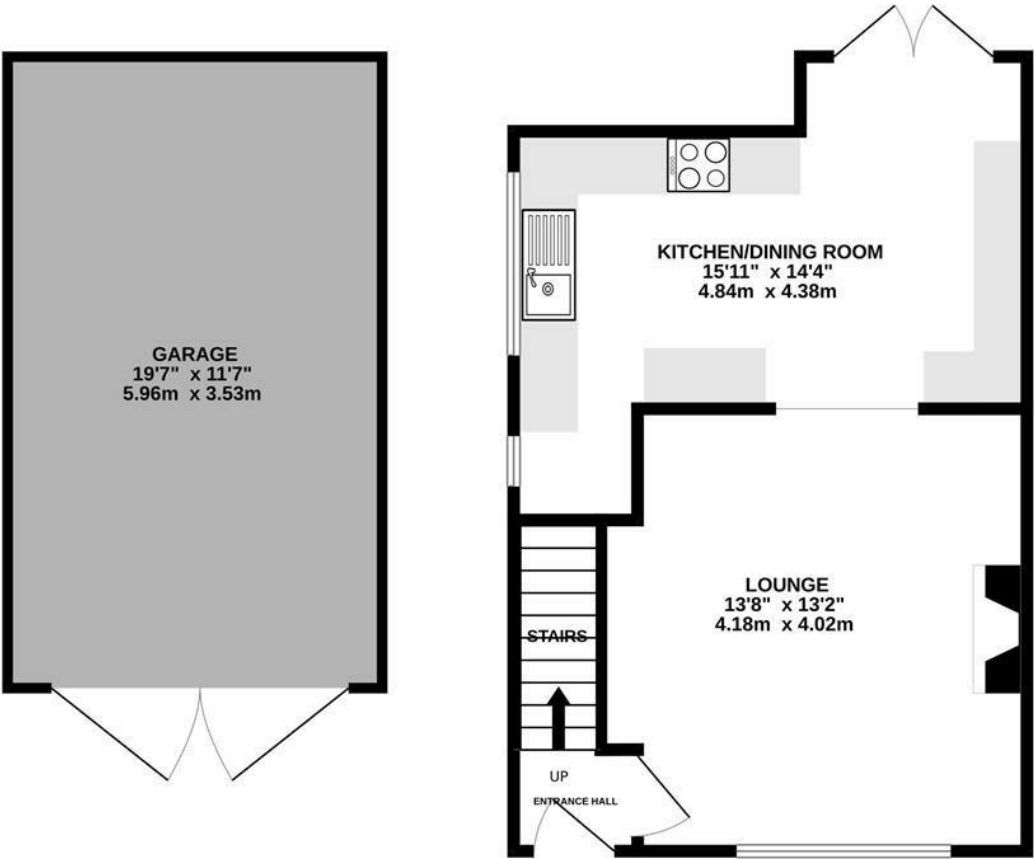




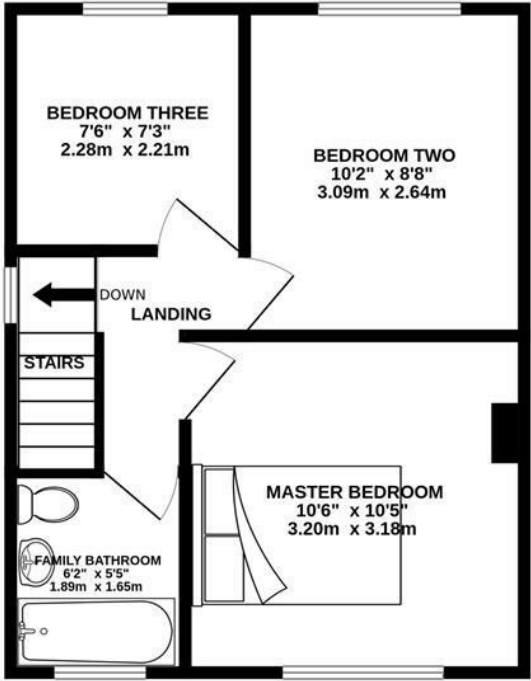


# BEN ROSE

GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(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

