



Larkfield, Eccleston, Chorley

Offers Over £374,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached home, situated within the highly sought-after village of Eccleston, Chorley. This spacious and modern property is ideal for families, offering a well-balanced layout with generous living accommodation and stylish finishes throughout. Set within a charming semi-rural location, Eccleston provides a peaceful setting whilst still benefiting from a range of local amenities including well-regarded schools, independent shops, cafes, and traditional pubs. The home is also conveniently positioned for excellent travel links, with easy access to the M6 and M61 motorways, nearby bus routes, and rail connections from both Buckshaw Parkway and Chorley train stations, providing direct links to Preston, Manchester, and beyond.

Upon entering the home, you are welcomed into a bright entrance hall that leads into a good-sized lounge, perfect for relaxing with family. The hall also provides access to a convenient ground floor WC and the staircase to the first floor. To the rear of the property lies the true heart of the home — an impressive open-plan kitchen and snug area with additional space for dining, creating a versatile and sociable environment. The contemporary kitchen is fitted with a range of integrated appliances and stylish units, while the adjoining utility room offers added practicality and storage.

Moving upstairs, the landing provides access to all four well-proportioned bedrooms, making this an excellent choice for growing families. Two of the bedrooms benefit from built-in wardrobes, while the master bedroom enjoys the added luxury of a modern en suite. Completing the first floor is a sleek and well-appointed family bathroom. Additionally, the property benefits from a three-quarters boarded loft with electricity, providing excellent storage potential.

Externally, the home continues to impress. To the front, there is a driveway offering parking for multiple vehicles, along with access to the garage. To the rear, you will find a beautifully finished, low-maintenance garden featuring astroturf, high-quality paved seating areas ideal for outdoor furniture, well-kept flower beds, and secure fencing — perfect for both relaxing and entertaining. The property also benefits from solar panels, enhancing energy efficiency. This is a fantastic opportunity to acquire a stylish and practical family home in a desirable village location.







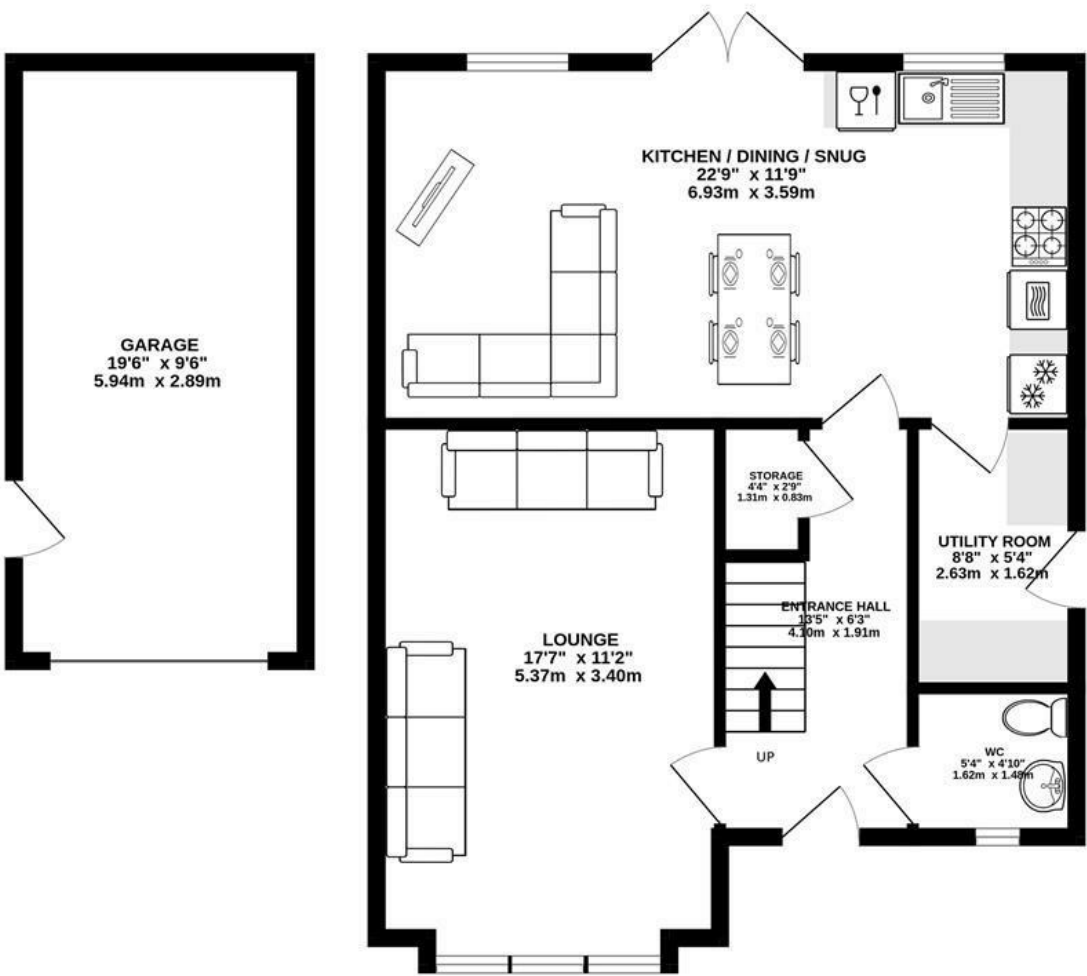




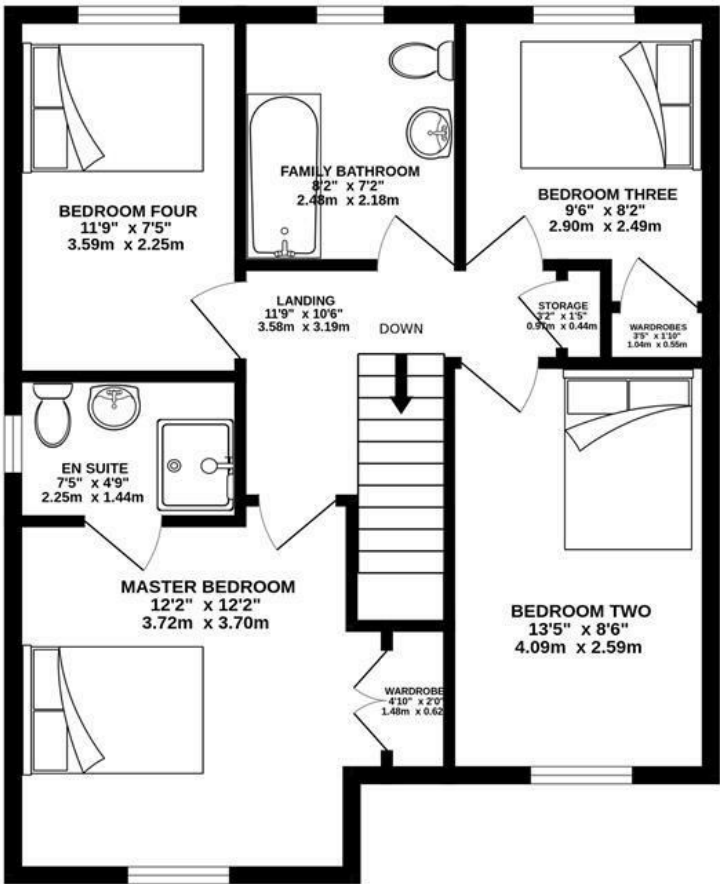


BEN ROSE

GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 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		
	80	89
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	

