



Parr Lane, Eccleston, Chorley

Offers Over £424,995

Ben Rose Estate Agents are pleased to present to market this beautifully maintained four-bedroom detached bungalow, set within the highly sought-after village of Eccleston, Lancashire. This spacious family home offers a perfect blend of tranquillity and convenience, with local shops, well-regarded schools, and charming village amenities only a short stroll away. Excellent transport links include regular bus services and easy access to the M6 and M61 motorways, ensuring swift connections to nearby towns and cities such as Chorley, Preston, and Manchester. For rail commuters, nearby Euxton Balshaw Lane and Chorley stations provide direct services across the North West.

Stepping inside, you are welcomed into a bright entrance hallway that guides you through to the generously sized lounge, featuring a large front-facing window, and is ideal for family gatherings or relaxing evenings. The modern fitted kitchen offers work surfaces and storage, perfect for busy family life walking through to the dining room it has patio doors that open directly onto the rear garden, creating an inviting space for entertaining and enjoying natural light. All four bedrooms are conveniently located on this level, with the master benefiting from a private en-suite shower room, while the remaining bedrooms are well-served by a contemporary family bathroom.

The property continues to impress with its appealing exterior. To the front, a private driveway provides parking for up to two vehicles and leads to a single garage for additional storage or secure parking. The front garden adds a welcoming touch of greenery. To the rear, a secluded and well-maintained garden offers a peaceful retreat, complete with a patio area for outdoor dining and is ideal for children to play or for hosting summer gatherings.

In summary, this spacious four-bedroom detached bungalow delivers flexible living, excellent transport connections, and a prime Eccleston location.





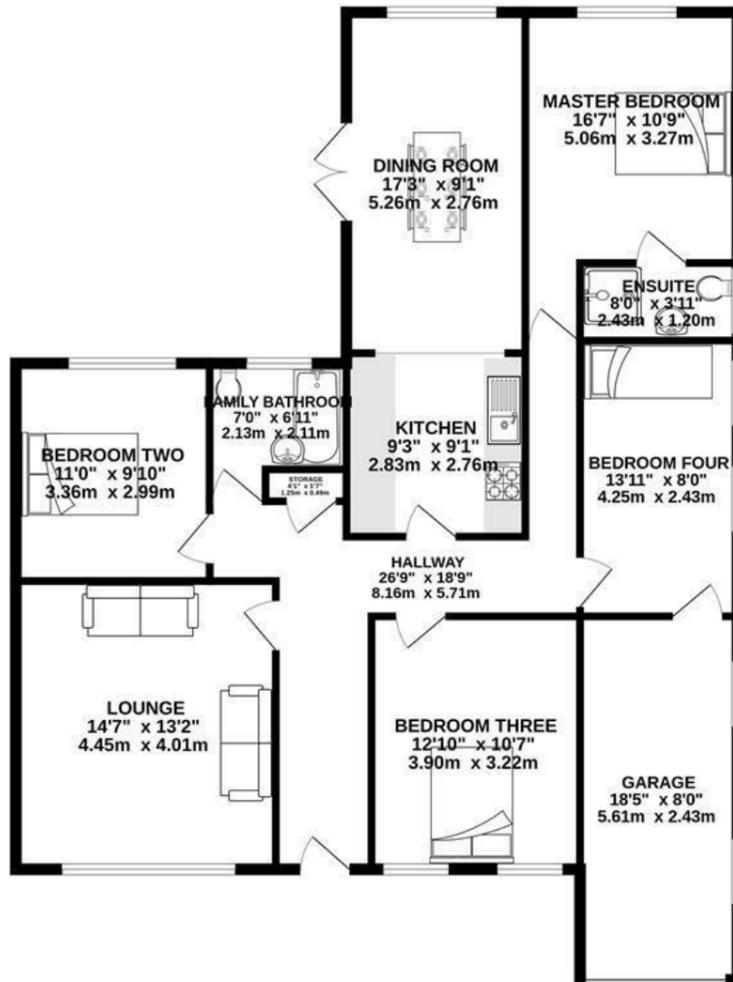








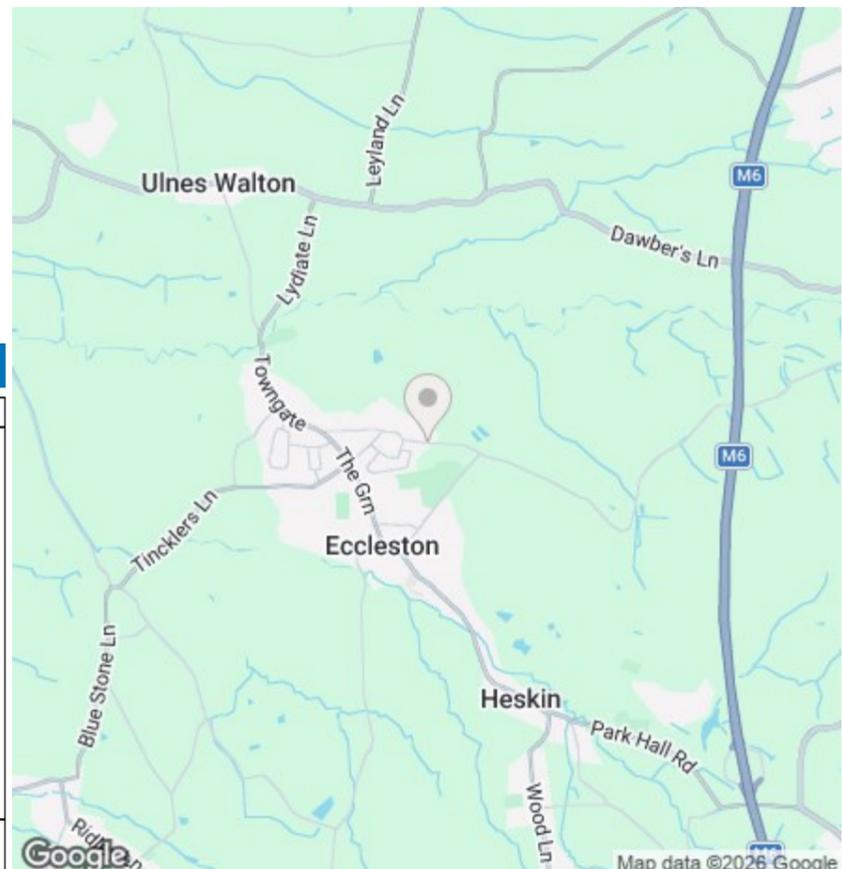
GROUND FLOOR
1331 sq.ft. (123.6 sq.m.) approx.



TOTAL FLOOR AREA: 1331 sq.ft. (123.6 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	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
54	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	77
(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	
54	
England & Wales	EU Directive 2002/91/EC