



New Street, Eccleston, Chorley

Offers Over £249,995

Ben Rose Estate Agents are pleased to present to market this beautifully renovated three-bedroom semi-detached home, nestled within the highly desirable village of Eccleston, Chorley. Finished to an exceptional standard throughout, this modern family home effortlessly combines stylish interiors with practical living spaces, making it an ideal purchase for growing families looking to move straight in. The property enjoys a fantastic position within easy reach of a range of local amenities including well-regarded schools, independent shops, cafés, pubs and convenience stores, whilst the nearby market town of Chorley offers an even wider selection of retail and leisure facilities. Excellent transport links are also close by, with regular bus services, nearby railway stations at Euxton Balshaw Lane and Chorley providing direct connections to Preston, Manchester and beyond, as well as convenient access to the M6, M61 and M65 motorways for commuters.

Stepping into the home, you are welcomed by a bright entrance hall which provides access to the first floor and the spacious lounge. Flooded with natural light, the lounge has been thoughtfully designed with contemporary living in mind, boasting a striking media wall complete with a modern electric fire, feature alcoves, LED strip lighting and integrated sockets for wall-mounted entertainment. Continuing through, the impressive open kitchen has been finished to a high specification, featuring solid quartz worktops with a sharp nose edge, a range of integrated appliances including a wine cooler, and a practical breakfast bar perfect for informal dining or entertaining guests. Just off the kitchen is a useful utility area for added convenience and a ground floor WC complete with its own shower, enhancing the home's practicality for busy family life.

To the first floor, the landing leads to three well-proportioned bedrooms, comprising two generous double bedrooms and a versatile third bedroom, ideally suited as a nursery, child's bedroom or home office. Serving the first floor is the stylish three-piece family bathroom, beautifully finished with contemporary tiling to both the walls and floor, continuing the home's high-quality finish and modern aesthetic.

Externally, the property enjoys an attractive pebbled frontage complemented by a neatly maintained lawn and established flower beds, with the added potential to create off-road parking, subject to the necessary permissions. To the rear is a private enclosed garden, predominantly laid to lawn with a paved seating area, providing an excellent space for outdoor dining, entertaining or family enjoyment throughout the warmer months. Recently renovated throughout with an abundance of modern features and high-quality finishes, this exceptional home presents a fantastic opportunity for families seeking stylish, turnkey accommodation within one of Chorley's most sought-after village locations.







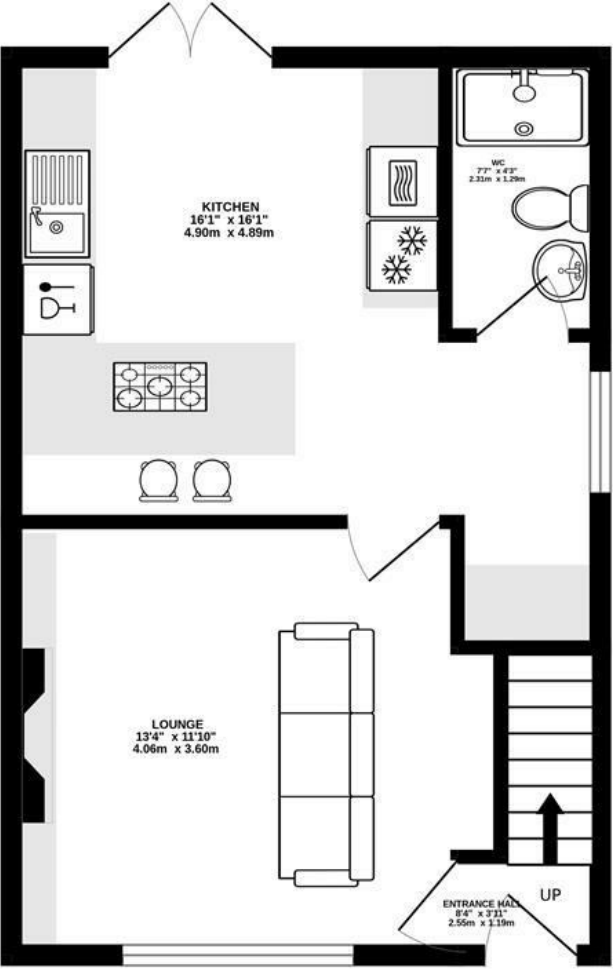




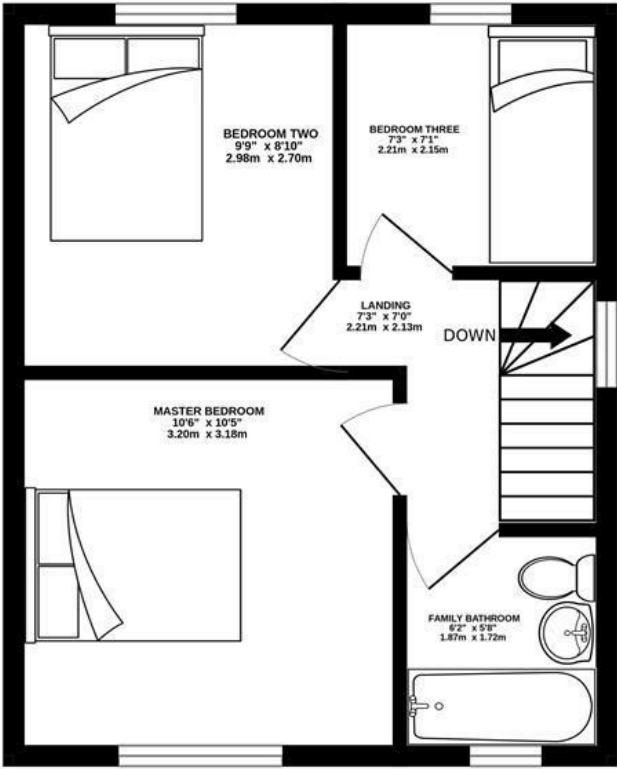


BEN ROSE

GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		72
(1-20) G		
Not energy efficient - higher running costs		
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	

