



## 349A THE GREEN, ECCLESTON, CHORLEY, PR7 5PH TO LET £8,400 PA (£700 PCM)

An excellent opportunity to let a well-presented one-bedroom flat, situated within the well-regarded village of Eccleston.

The property has been recently refurbished, offering clean and comfortable accommodation ideally suited to a single occupier or couple. The flat provides a practical and low-maintenance living environment within a convenient and accessible location.

### Description:

The property comprises a well-arranged one-bedroom flat featuring a living area, separate bedroom, kitchen and bathroom facilities. The layout has been designed to maximise space and functionality, creating a comfortable home suited to modern living.

The recent refurbishment has enhanced the overall presentation, resulting in a tidy and ready-to-occupy property.

### Location:

Situated within the village of Eccleston, the property benefits from a convenient position within the local area.

The flat is well located for access to the M6 and M61 motorway networks, providing strong links to nearby centres including Preston, Chorley and Southport.

### Connectivity & Surroundings:

Eccleston offers a selection of local amenities including independent shops, cafés and essential services, catering for day-to-day needs. The location provides a good balance between accessibility and a pleasant village setting.



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## GENERAL REMARKS

**Local Authority:** Chorley Borough Council.

**Services:** The property is understood to be connected to mains water, gas, electricity and drainage; however, none of these services have been tested. Interested parties should make their own enquiries as to the availability and condition of all services.

**EPC:** E

**Viewings and enquiries:** Viewings are permitted during daylight hours only and must be arranged in advance. A set of particulars must be obtained prior to any inspection. For further information or to request particulars, please contact Ged Forshaw via the office on 01772 419277 or email [info@wignalls.land](mailto:info@wignalls.land).

**Health and Safety:** Prospective tenants are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures.

The landlords for themselves and Wignalls Chartered Surveyors as their agents accept no liability for any health and safety issues arising out of viewing the property.

**Money Laundering Regulations Compliance:** Please bear in mind that Wignalls Chartered Surveyors will require from any tenant looking to offer on the property confirmation of the tenant's ability to fund the lease, solicitors contact details and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print but will not affect credit rating.



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