



The Green, Eccleston, Chorley

Offers Over £159,995

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom terraced property, situated in the highly sought-after area of Eccleston, Chorley. This delightful home is ideal for a couple or first-time buyer, offering convenient access to excellent local schools, shops, and amenities, along with fantastic travel links to nearby towns and motorway networks.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the left, you will find the contemporary kitchen/breakfast room, which offers ample storage, an integrated oven and hob, additional space for freestanding appliances, and a convenient breakfast bar. This space flows seamlessly into the spacious lounge, which features double patio doors opening onto the rear garden.

Upstairs, you will find two well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage. A four-piece family bathroom completes this level.

Externally, to the rear is a good-sized, low-maintenance garden, comprising a flagged patio and artificial lawn, along with a practical storage shed.

Viewing at the earliest convenience is highly recommended to avoid potential disappointment.





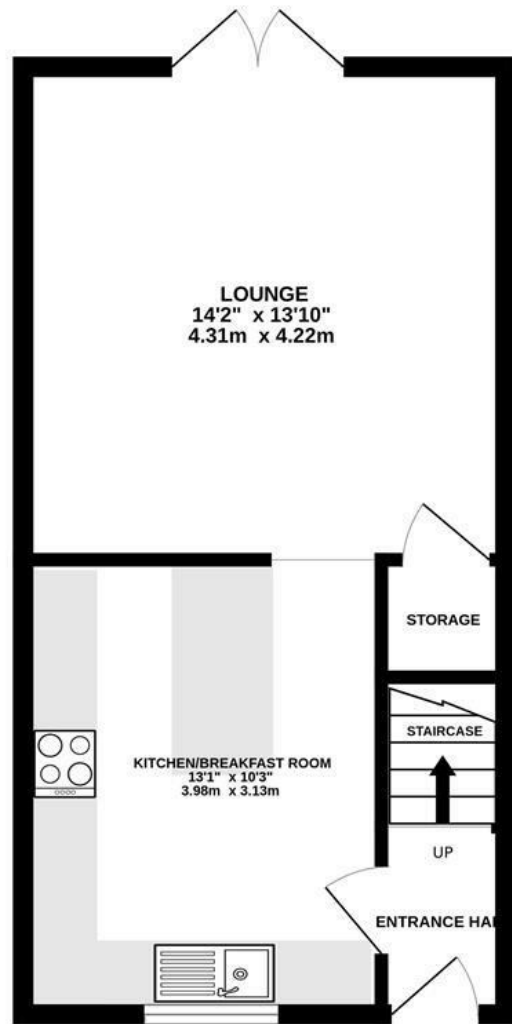




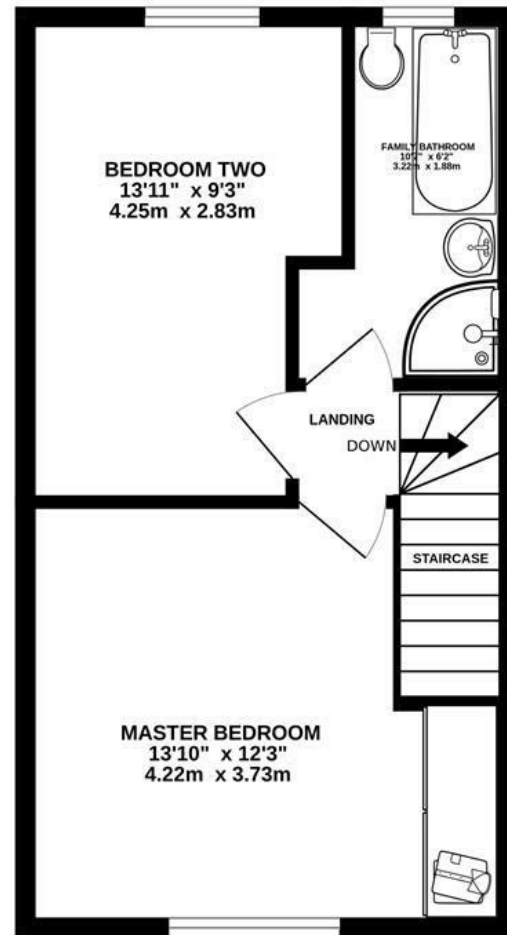




GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.

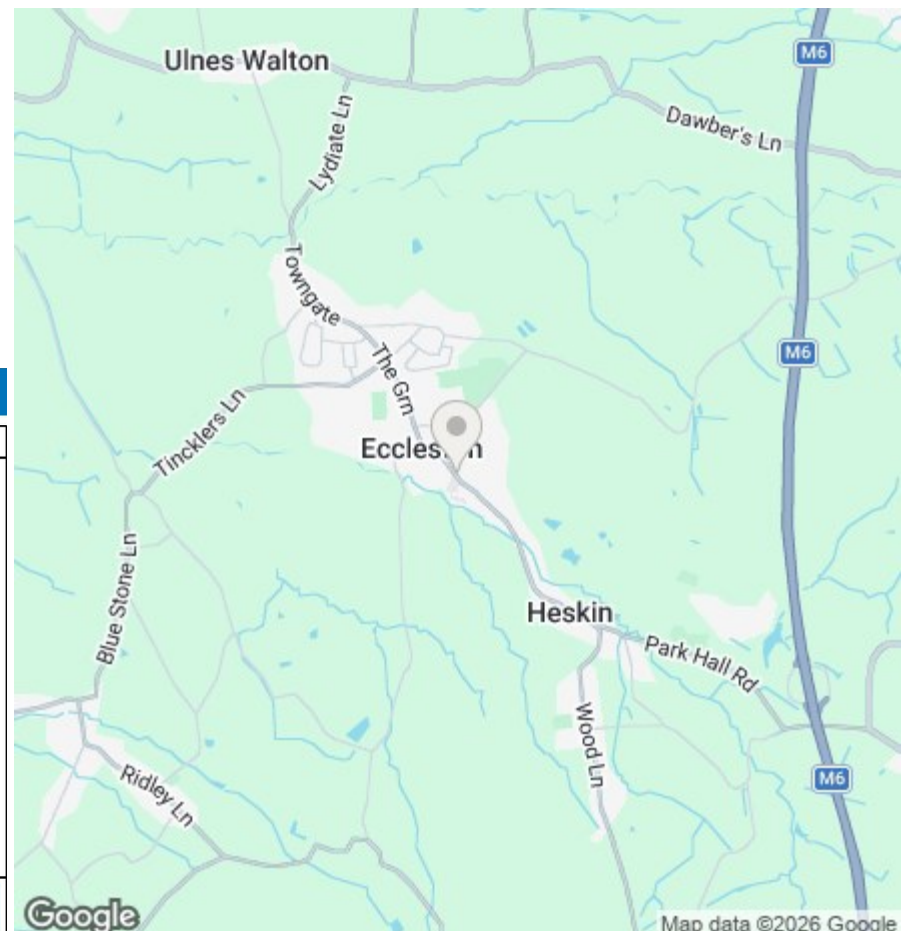


TOTAL FLOOR AREA: 739 sq.ft. (68.6 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	89
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	