



Beechfields, Eccleston, Chorley

Offers Over £324,995

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom detached home, offered with NO CHAIN, occupying a generous corner plot in the heart of the ever-popular village of Eccleston, Lancashire. This attractive property offers spacious accommodation throughout and presents an excellent opportunity for families seeking a strong prospect in a desirable residential setting. Eccleston is a charming village known for its welcoming community feel, local shops, cafés and traditional pubs, as well as reputable schools and everyday conveniences. The property benefits from excellent travel links, with easy access to nearby towns such as Chorley and Leyland, while Buckshaw Village train station and Chorley train station provide direct rail services to Manchester and Preston. The M6 and M61 motorways are also within easy reach, making this an ideal location for commuters.

Upon entering the home, you are welcomed into a vestibule that leads through into the spacious front lounge. This inviting reception room is filled with natural light thanks to its dual aspect windows and features a charming fireplace as a focal point, creating a warm and comfortable living space. A sliding door to the rear provides direct access to the garden, perfect for indoor-outdoor living during the warmer months. The open staircase to the first floor sits neatly within the lounge, adding to the sense of space and flow. Moving through to the kitchen, you will find a well-proportioned room offering ample worktop and storage space, with access out to the garden, making it practical for everyday family life or entertaining guests.

To the first floor, the property offers three well-sized bedrooms, each benefitting from fitted wardrobes, providing excellent built-in storage. The bedrooms are versatile and can easily accommodate growing families, home working arrangements or guest space as required. Completing this floor is a modern three-piece shower room, finished to a contemporary standard and comprising a walk-in shower, wash basin and WC, creating a stylish and functional space.

Externally, the home continues to impress. To the front, there is a driveway providing off-road parking for one car, leading up to a single integrated garage for additional storage or secure parking. A well-maintained front lawn is bordered by tall, mature hedging that wraps around the corner plot, offering a wonderful sense of privacy. The side garden features a lawned area and leads around to the beautiful rear garden, where you will find a further lawn, a pleasant seating area ideal for relaxing or entertaining, and a charming pond that adds character to the outdoor space.

This delightful detached home, set within a sought-after village location and offered with no onward chain, presents a fantastic opportunity not to be missed.













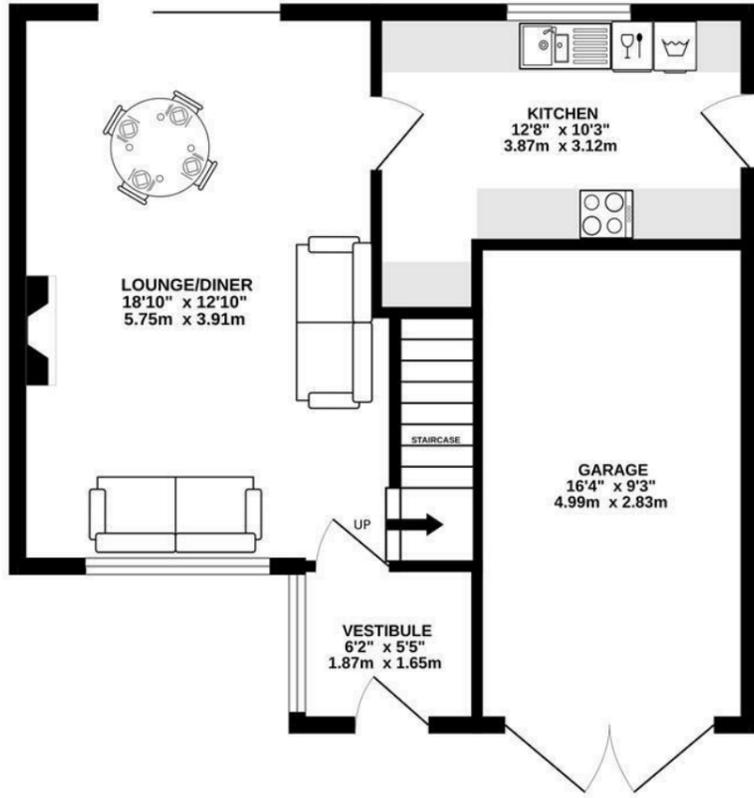




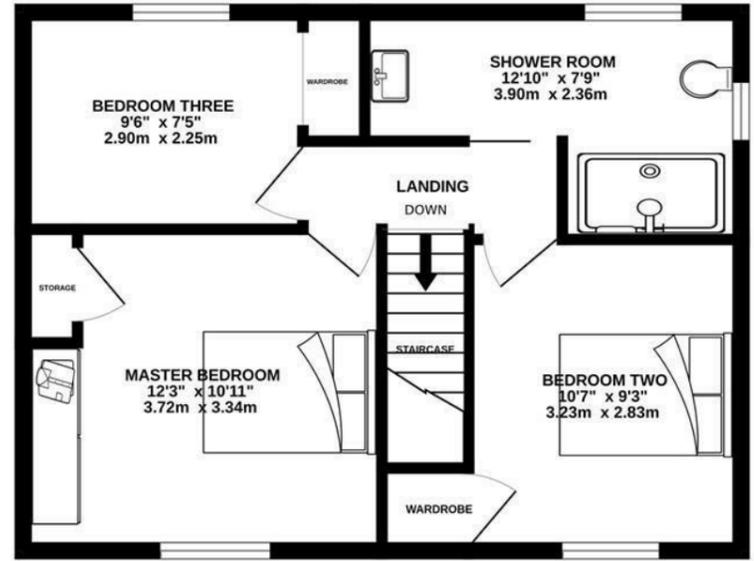




GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.

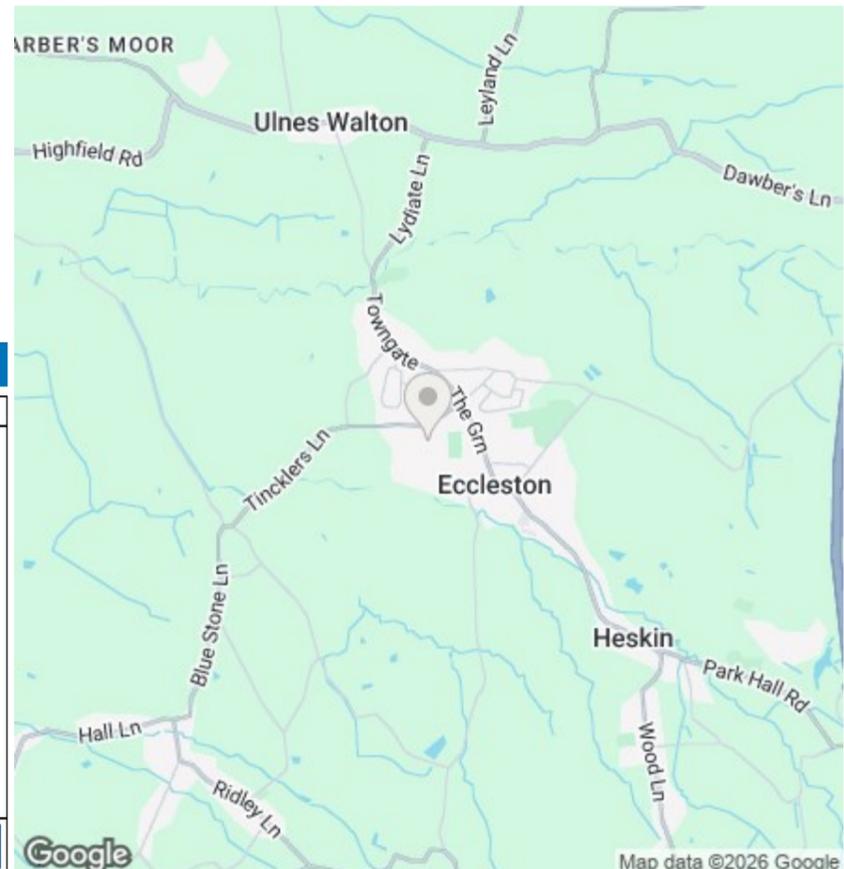


TOTAL FLOOR AREA : 998 sq.ft. (92.8 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	78
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	