



## Parr Lane, Eccleston, Chorley

**Offers Over £249,995**

Ben Rose Estate Agents are pleased to present to market this beautifully renovated two-bedroom semi-detached home, ideally situated in the highly sought-after village of Eccleston, Lancashire. Finished to a high standard throughout, this charming property offers stylish and modern living while retaining characterful features, making it an ideal purchase for first-time buyers or couples looking to step onto the property ladder in a desirable location. Eccleston is well regarded for its picturesque surroundings, welcoming village atmosphere, and excellent local amenities including shops, cafés, and traditional pubs. The property also benefits from convenient travel links, with nearby bus routes and easy access to surrounding towns such as Chorley and Leyland. For commuters, major motorway connections including the M6 and M61 are within easy reach, while train stations in nearby towns provide direct links to Manchester, Preston, and beyond.

Upon entering the home, you are welcomed into a vestibule with the staircase located off, providing access to the upper floor. This leads through into the beautifully presented front lounge, a warm and inviting space enhanced by a bay-fronted window that allows plenty of natural light to fill the room. A stunning exposed brick fireplace with a log burner forms an attractive focal point, adding both character and comfort to the living area. From here, the home flows seamlessly into the modern, newly fitted kitchen which has been thoughtfully designed with a range of integrated appliances and ample workspace, creating a practical yet stylish hub for everyday living. Located just off the kitchen is a convenient WC, whilst a door from here provides direct access out to the rear garden.

Moving up to the first floor, you will find two well-proportioned and versatile bedrooms, both offering comfortable accommodation and flexibility for a variety of uses such as a home office or guest room. Completing the upper level is a contemporary shower room, finished with modern fixtures and fittings to complement the overall high standard of renovation throughout the property.

Externally, the property continues to impress. To the front is a generously sized driveway providing off-road parking for up to three vehicles, alongside a neatly maintained front lawn bordered by mature hedging which adds a sense of privacy and kerb appeal. To the rear, you will find a private garden that offers an excellent space for relaxing or entertaining, featuring a pleasant patio seating area as well as a lawn for low-maintenance outdoor enjoyment.

This wonderful home combines modern finishes with a charming village setting, making it a fantastic opportunity for buyers seeking a move-in ready property in one of the area's most desirable locations.













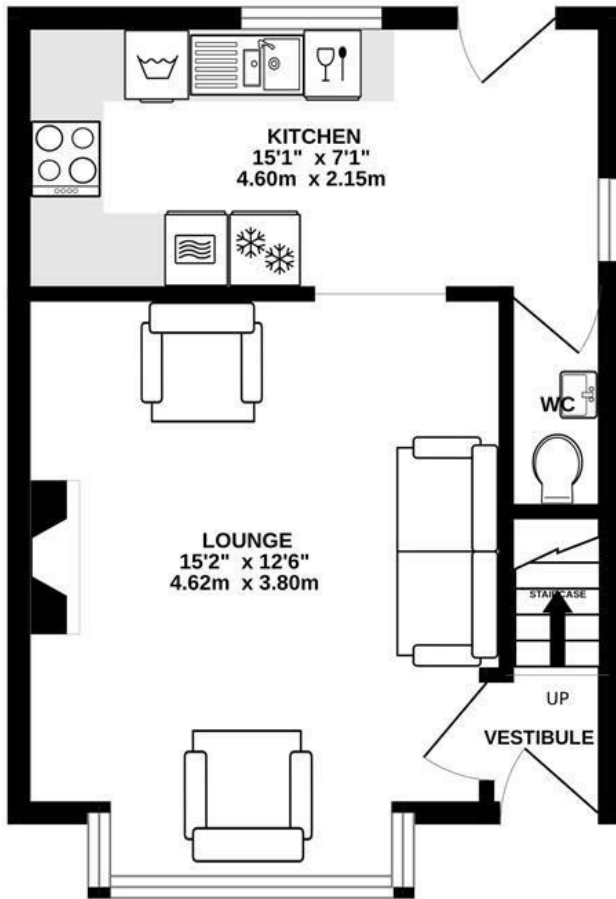




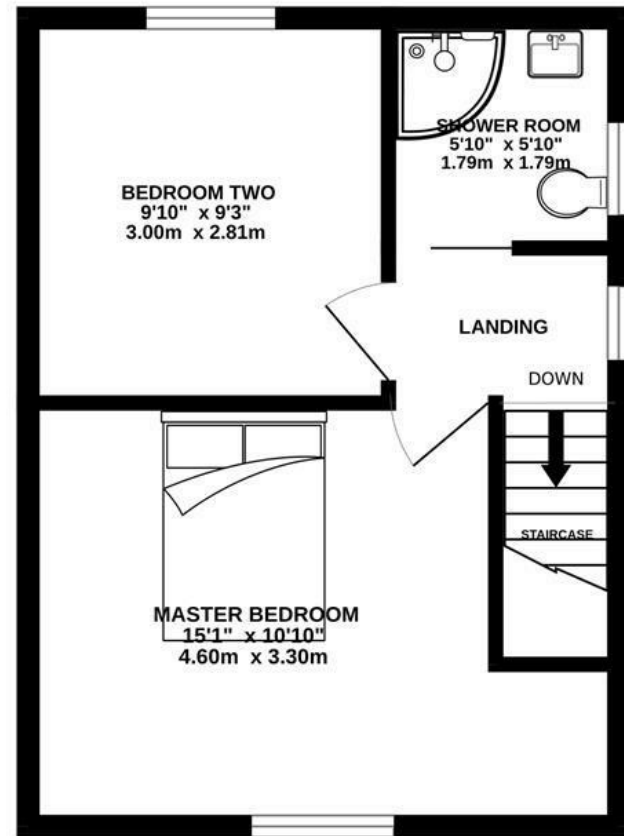




GROUND FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.

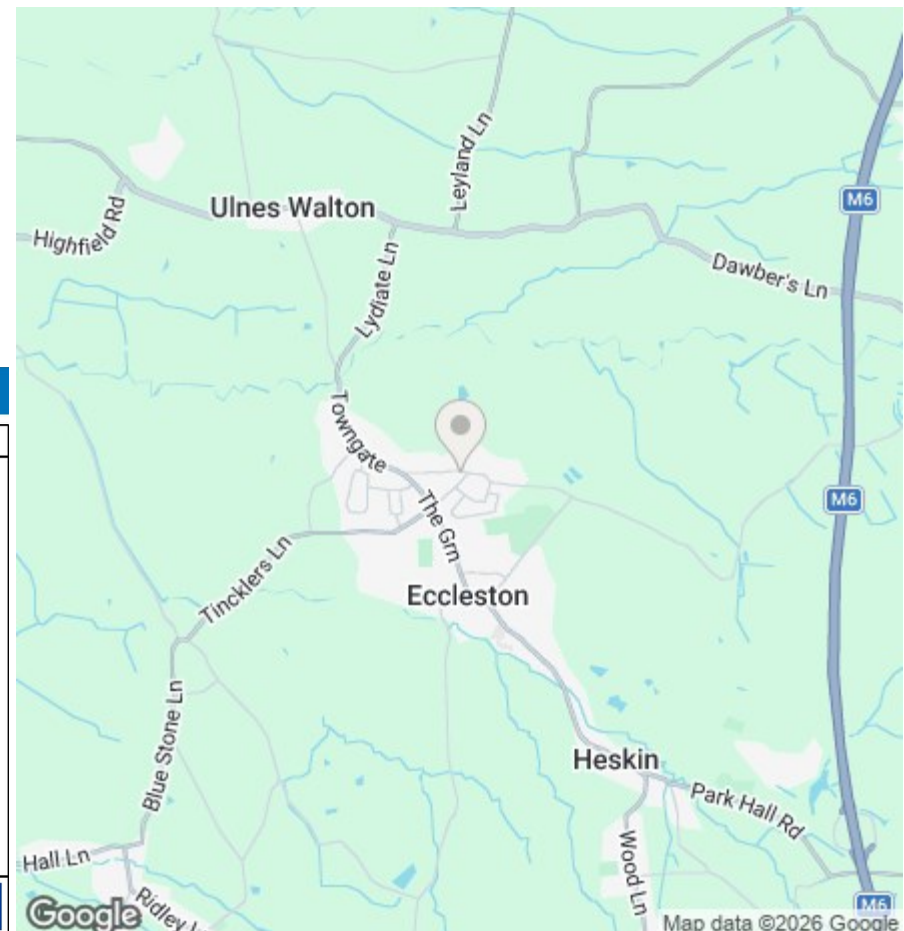


TOTAL FLOOR AREA : 628 sq.ft. (58.4 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	