



**Richmond Road, Eccleston, Chorley**

**Offers Over £214,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom true bungalow, situated within the highly desirable village of Eccleston. Ready to move straight into, the property has been neutrally decorated throughout and offers bright, well-maintained accommodation perfectly suited to couples, downsizers, or those looking for comfortable retirement living within a peaceful village setting. Eccleston remains one of Lancashire's most sought-after villages thanks to its charming community atmosphere, scenic countryside surroundings, and excellent range of local amenities including independent shops, cafés, pubs, and well-regarded eateries. The property also benefits from convenient travel links with easy access to nearby towns such as Chorley and Southport, whilst the M6 motorway network and surrounding transport routes make commuting straightforward. With countryside walks, local parks, and village events all close by, Eccleston offers the perfect balance of convenience and relaxed village life.

Entering the property via the covered side entrance, you are welcomed into a bright and airy entrance hall that sets the tone for the rest of the home. The spacious lounge is filled with natural light and features an attractive fireplace, creating a warm and comfortable living space. Moving through the bungalow, you'll find a modern fitted kitchen finished with bright white cabinetry, integrated hob and enjoying lovely views over the rear garden. Just off the kitchen is a useful rear porch area, providing additional storage whilst also allowing further natural light into the home.

The bungalow offers two generously sized bedrooms, including a particularly spacious master bedroom overlooking the garden, creating a peaceful and relaxing retreat. Bedroom two is another comfortable double room, ideal for guests, hobbies, or additional living space if desired.

Completing the interior is the modern shower room, finished in a clean and practical style.

Externally, the property benefits from a decorative stoned front garden alongside a driveway providing off-road parking for up to two vehicles. A recently added pergola/car port further enhances the exterior space and includes the valuable addition of two EV charging points. The driveway also leads to a single detached garage positioned to the rear. The enclosed rear garden offers a private and low-maintenance outdoor space, featuring a flagged patio seating area alongside an astro-turfed lawn, perfect for relaxing and enjoying the peaceful surroundings. Combining move-in ready accommodation, modern conveniences, and a wonderful village location, this is a fantastic opportunity to acquire a charming bungalow in the heart of Eccleston.







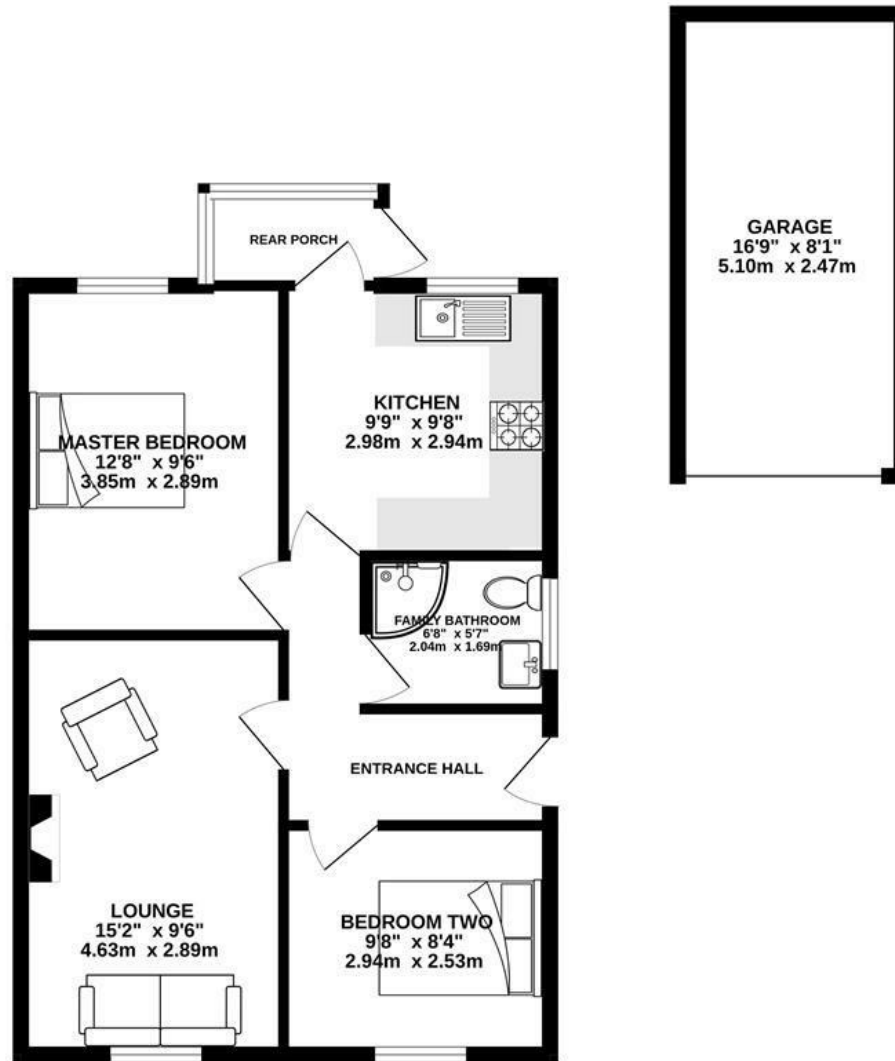






# BEN ROSE

GROUND FLOOR  
686 sq.ft. (63.7 sq.m.) approx.

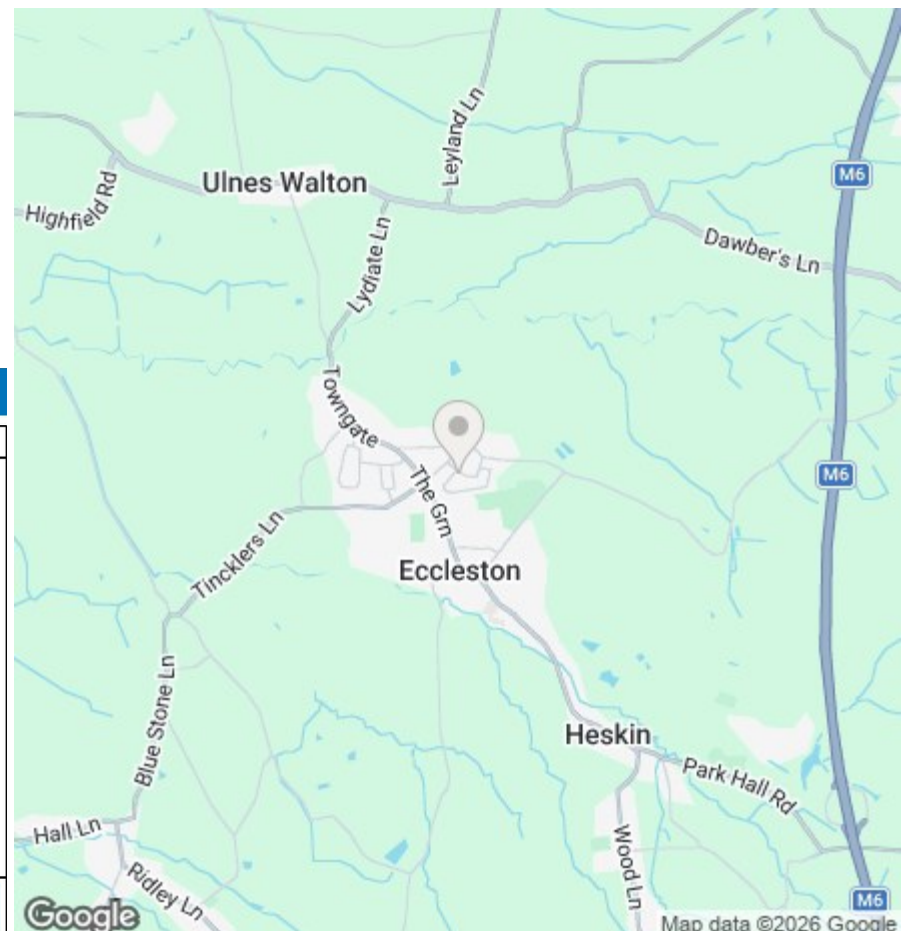


TOTAL FLOOR AREA : 686 sq.ft. (63.7 sq.m.) approx.

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		
	65	87
<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	