BEN ROSE



The Hawthorns, Eccleston, Chorley

Offers Over £389,995

Ben Rose Estate Agents are pleased to present to market this beautifully renovated four-bedroom detached bungalow, situated within the popular village of Eccleston. Offering an impressive blend of contemporary styling, spacious accommodation and versatile living space, this superb home has been thoughtfully updated to create an ideal setting for modern family life. The standout open-plan kitchen/breakfast room and spacious lounge/diner provide a fantastic social environment, whilst the flexible bedroom arrangement offers plenty of scope for growing families, home working or accommodating visiting guests. The property is ideally positioned within easy reach of Eccleston village centre, where a range of everyday amenities can be found, including local shops, cafés, pubs and well-regarded primary schools. There are also lovely nearby outdoor spaces, including Eccleston Recreation Ground, whilst the neighbouring towns of Chorley and Leyland offer a wider selection of supermarkets, restaurants, leisure facilities and shopping options. For commuters, nearby Euxton Balshaw Lane and Croston railway stations provide useful rail connections, alongside local bus services linking the village with Chorley, Preston and surrounding areas. The M6 and M61 are also within convenient reach, providing excellent connectivity across Lancashire and the wider North West.

Internally, the property welcomes you through a spacious main reception hall, which extends towards the rear of the home and leads through to the impressive kitchen/breakfast room. Along the way, you'll find the second bedroom, a comfortable double room, together with a convenient downstairs WC and separate utility room, providing additional practicality for busy family life. The kitchen/breakfast room is a particular highlight, beautifully presented and designed with both everyday living and entertaining in mind. It features a comprehensive range of modern fitted units, integrated appliances including a dishwasher, fridge and freezer, as well as a useful corner pantry cupboard. A central breakfast island with casual seating provides the perfect spot for morning coffee or informal dining. From here, internal bi-folding doors open into the generous lounge/diner, creating a wonderful sense of flow between the two spaces. The doors can be left open to create an impressive social area or closed to provide a more intimate setting when desired. The lounge/diner itself benefits from a feature fireplace housing a multi-fuel burner, adding a cosy focal point, whilst doors provide direct access out to the rear garden. The bedroom accommodation is arranged within a separate wing, accessible from both the lounge and reception hall, where the remaining three bedrooms can be found. Bedroom two further benefits from fitted wardrobes, whilst the accommodation is completed by a contemporary three-piece family bathroom comprising a bath with an overhead shower, wash basin and WC.

Externally, the property benefits from a driveway to the front providing off-road parking for up to four vehicles. To the rear, a particularly attractive feature is the secluded and generously proportioned garden, offering an excellent amount of outdoor space for families to enjoy. A paved patio seating area sits directly off the property, creating an ideal spot for outdoor dining and entertaining, whilst the adjoining lawn provides plenty of room for children to play. There is also additional space for a garden shed and greenhouse, offering useful storage and further opportunities for those with an interest in gardening. Overall, this beautifully renovated bungalow offers a fantastic opportunity to acquire a spacious and versatile family home in a sought-after village setting, combining stylish open-plan living with flexible accommodation and a generous, private garden.





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TEA ROOMS











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Dimplex











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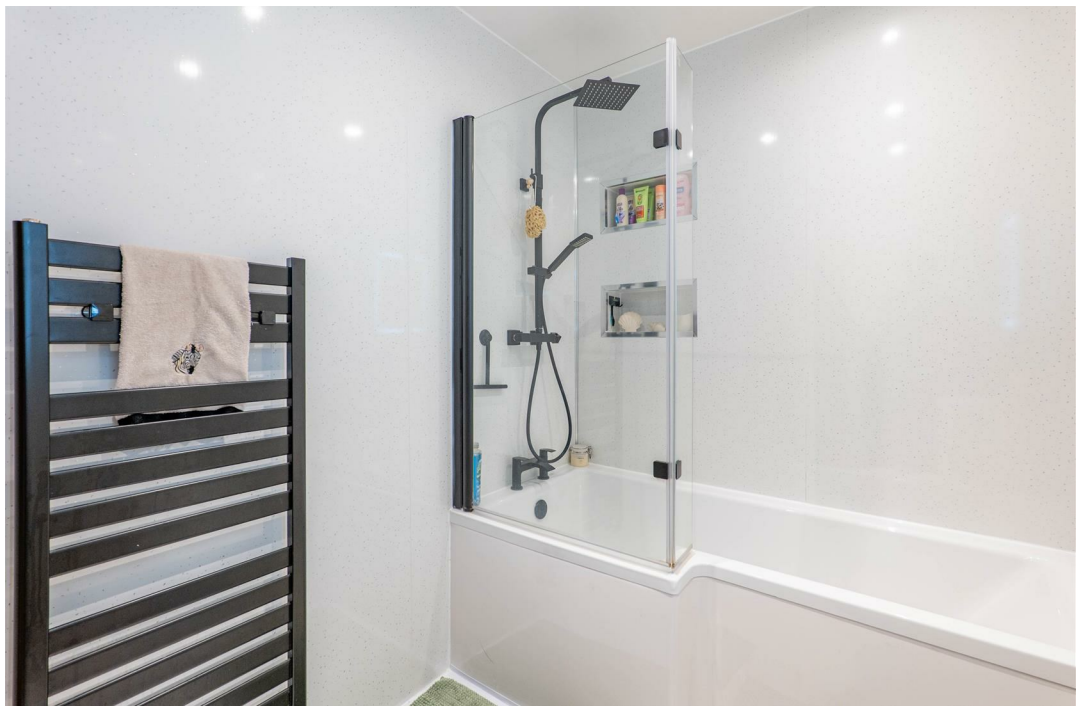









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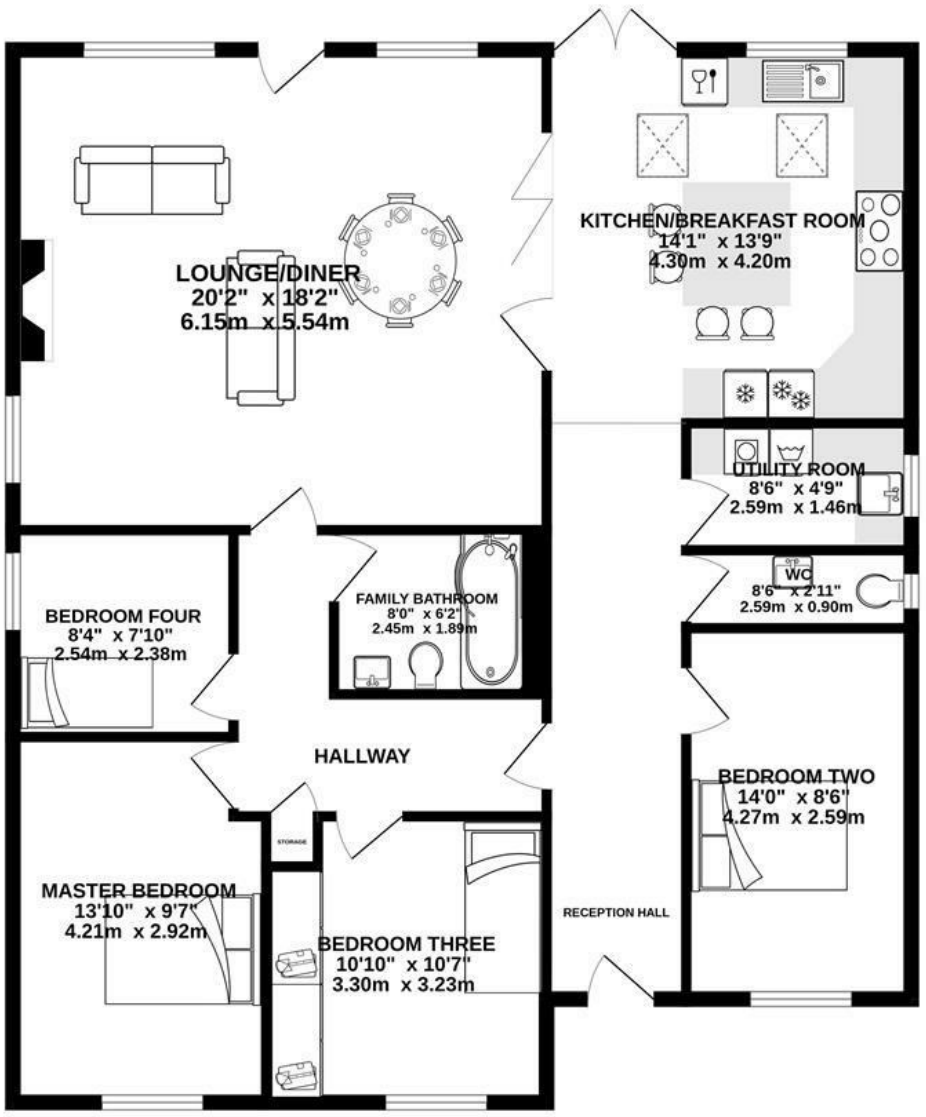






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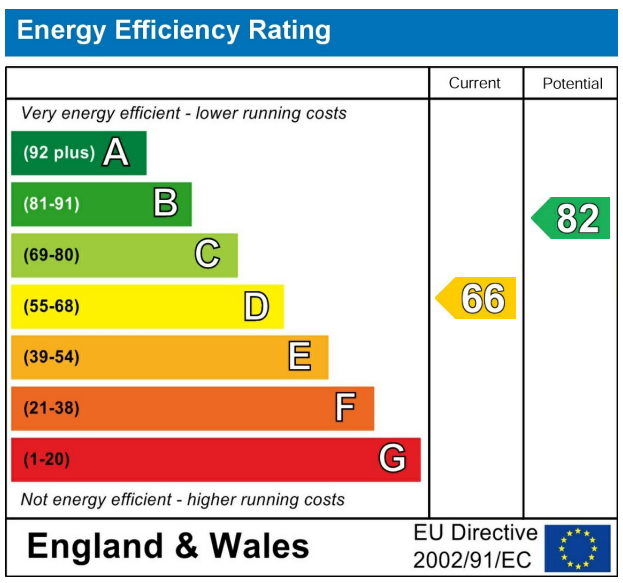
GROUND FLOOR
1287 sq.ft. (119.5 sq.m.) approx.

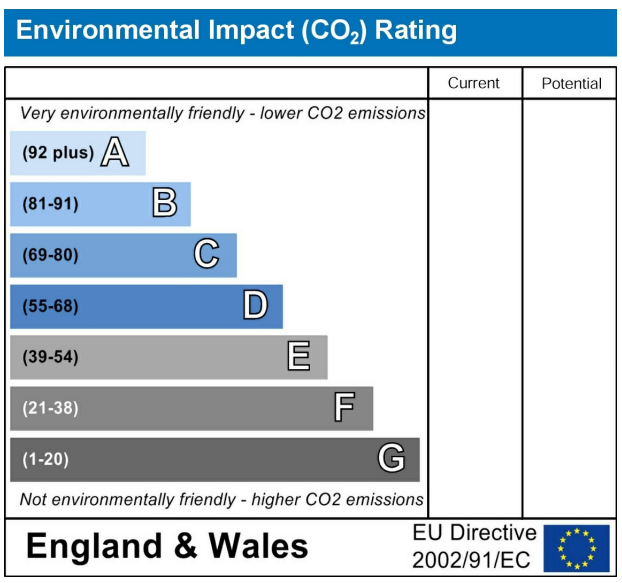


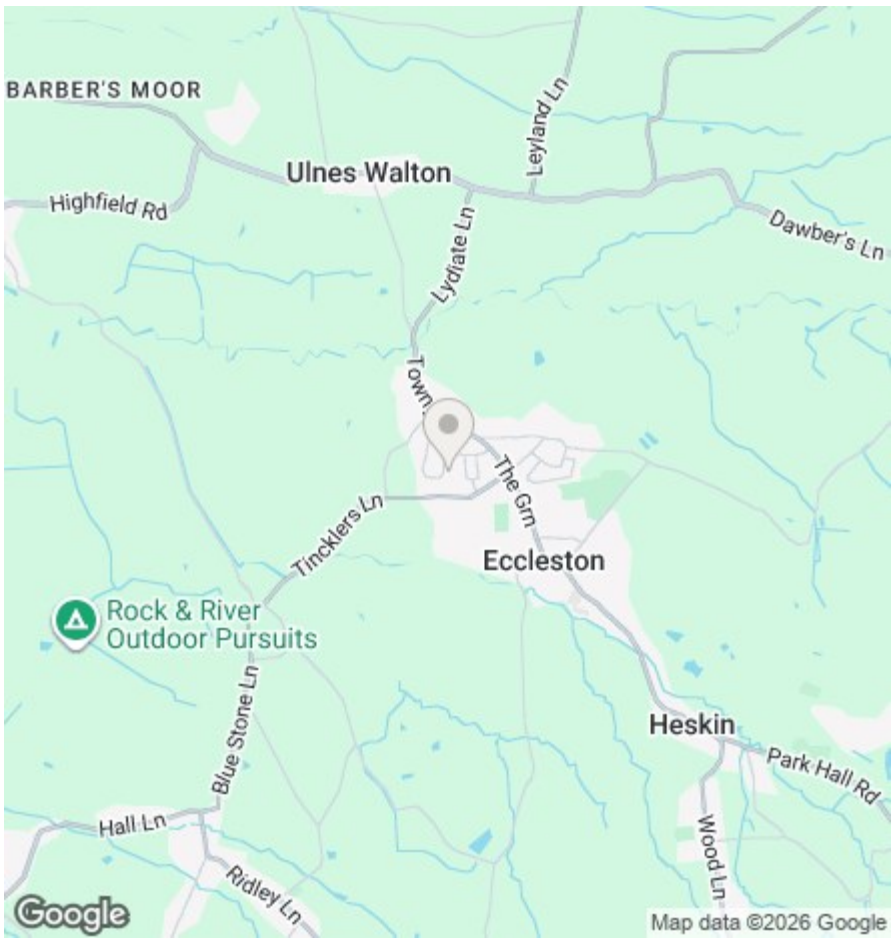
TOTAL FLOOR AREA : 1287 sq.ft. (119.5 sq.m.) approx.

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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