



Sagar Street, Eccleston, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this character filled, semi detached home presented with NO ONWARD CHAIN in the heart of Eccleston, Chorley. Situated in a sought-after location, this property is bursting with potential and would make an ideal family home. With excellent travel links and a range of amenities close by, it presents a perfect opportunity for families looking for their dream home. Eccleston offers a serene lifestyle with local schools, parks, and shops just a short walk away, while still providing easy access to major roadways for commuting.

Upon entering the property, you are greeted by a welcoming entrance hall that provides access to the stairs and a good sized under-stair storage area. The hall leads you to the spacious dining room, which can accommodate a large dining table and along with the lounge features a coal effect living flame gas fire. The dining room flows seamlessly into the lounge through a set of sliding doors. The lounge itself, boasts a charming bay window that floods the room with natural light and offers plenty of room for a sofa set and furnishings. Moving back through the dining room, the kitchen, which has been extended, features an abundance of wall and base units, space for freestanding appliances, and a bay window. From the kitchen, you can access the side of the home and garden, making it perfect for indoor-outdoor living.

Moving to the first floor, you will find three well-proportioned bedrooms, all featuring integral storage. The family bathroom is also located on this floor and comprises a three-piece suite, including a standalone shower.

The exterior of this home is equally impressive. The front of the property features a large block paved driveway with extensive off road parking that leads down the side to the rear of the home. There is also a detached garage and a caravan port for additional storage or parking needs. The large, south-facing rear garden is a standout feature, offering a lawn and patio area that are not directly overlooked, providing a private and tranquil outdoor space.

Additional notable features include a fully boarded and enclosed loft with ladder access, ideal for additional storage needs.

This property, while requiring light modernisation, presents an ideal small project for those looking to add their personal touch. In summary, this semi detached home in Eccleston is a fantastic opportunity for families seeking a spacious home with excellent potential in a desirable location.





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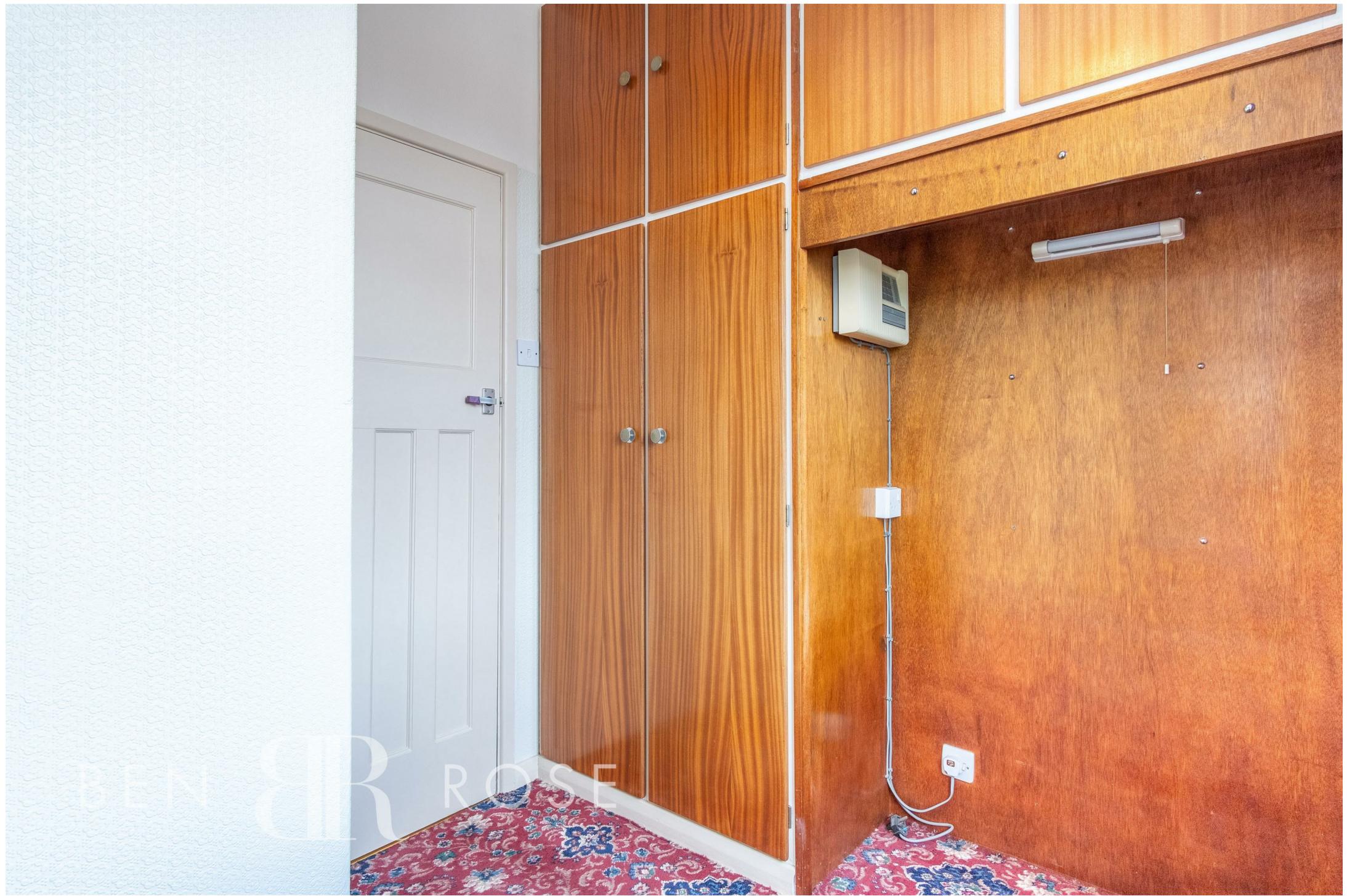


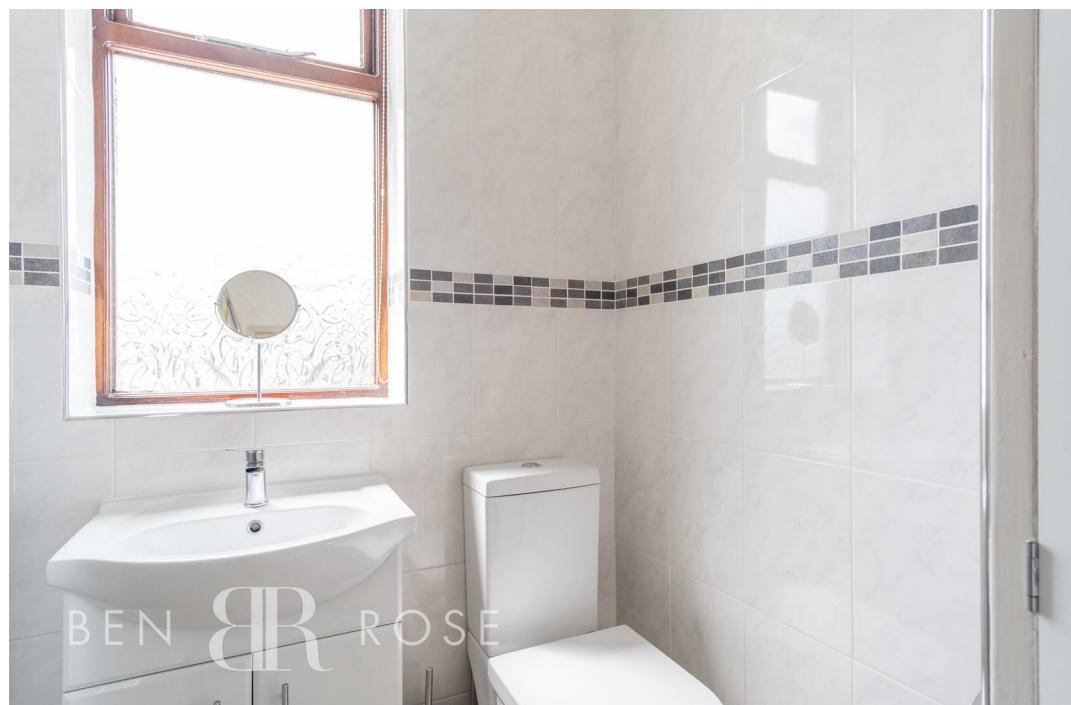
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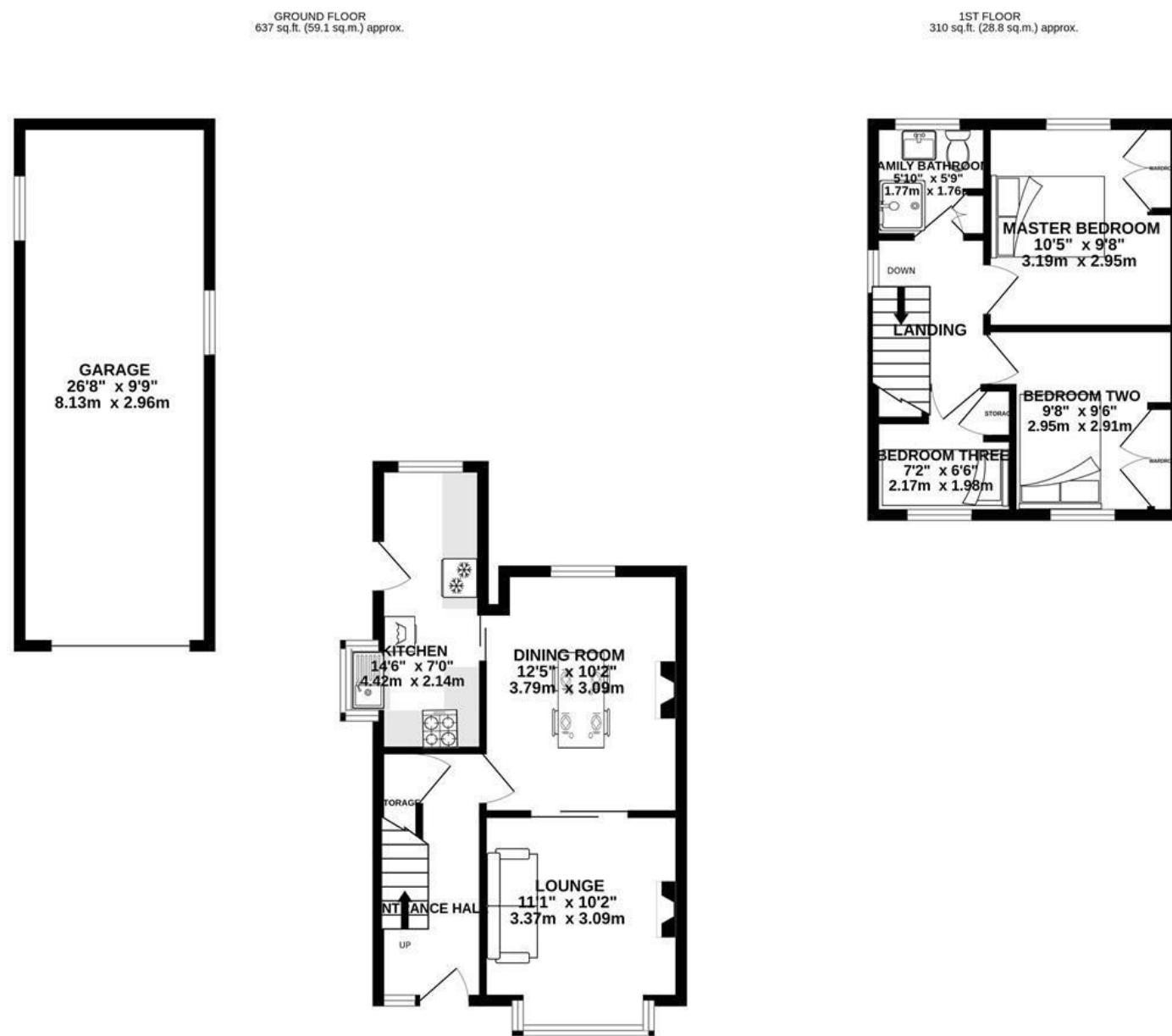
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TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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 | | 73 |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) 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 | |

