



Woodhart Lane, Eccleston, Chorley

Offers Over £399,995

Ben Rose Estate Agents are pleased to present to market this spectacular and unique four-bedroom property, situated on a quiet leafy lane in the picturesque village of Eccleston, Lancashire. This extensively renovated home enjoys a prime location within walking distance of local parks, amenities, and highly regarded schools, while also benefiting from its position on the edge of beautiful countryside with numerous scenic walks from the doorstep. The property is perfectly placed for those seeking peaceful village living with easy access to the motorway network for commuting to Liverpool, Manchester, and beyond.

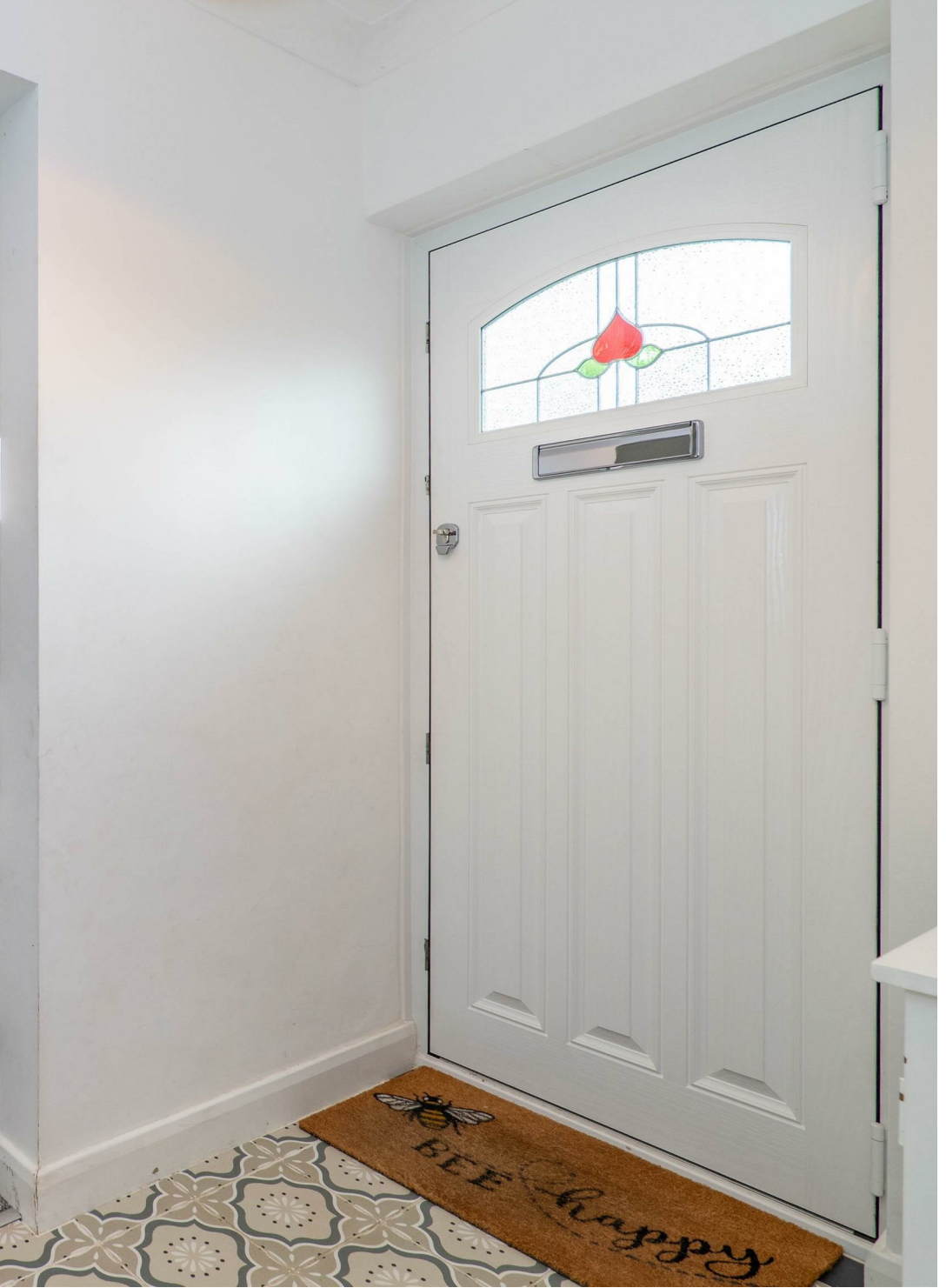
The ground floor begins with a welcoming entrance hall that leads into a stunning modern kitchen, complete with integrated appliances and plentiful storage that flows into a light-filled dining and family area. From here, French doors open out to the rear patio area, creating a seamless indoor-outdoor living experience. An oak staircase with glass balustrade leads down to a cosy snug – ideal for children or for a movie night in – which connects to a practical utility room and then a storage room, formally the garage. Back on the ground floor, a spacious lounge with feature fireplace offers a bright and relaxing space, while the internal reception hall provides access to two double bedrooms and a newly renovated three-piece family bathroom with a luxurious jacuzzi bath.

To the first floor, you'll find two further double bedrooms, including a generously sized master with fitted wardrobes. This floor also hosts a modern shower room and a useful storage area, making it an excellent and practical family living space.

Externally, the home is approached via a striking floating granite path which divides a Japanese-themed front garden, beautifully stocked with mature plants and shrubs. A tegula block paved driveway provides parking for up to three cars, while the upper front terrace offers the perfect spot to enjoy the morning sun. To the rear, a north-west facing, newly landscaped garden boasts a plenty of outdoor seating areas as well as a central artificial lawn - ideal for children to play. You'll also find a corner decked pergola, providing an idyllic setting for outdoor relaxation.

This exceptional home offers a rare opportunity to purchase in one of Eccleston's most sought-after locations.















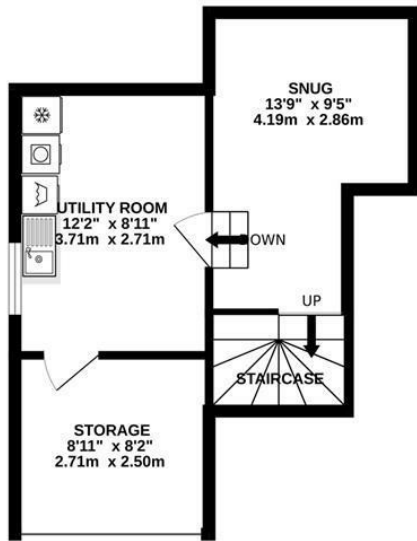




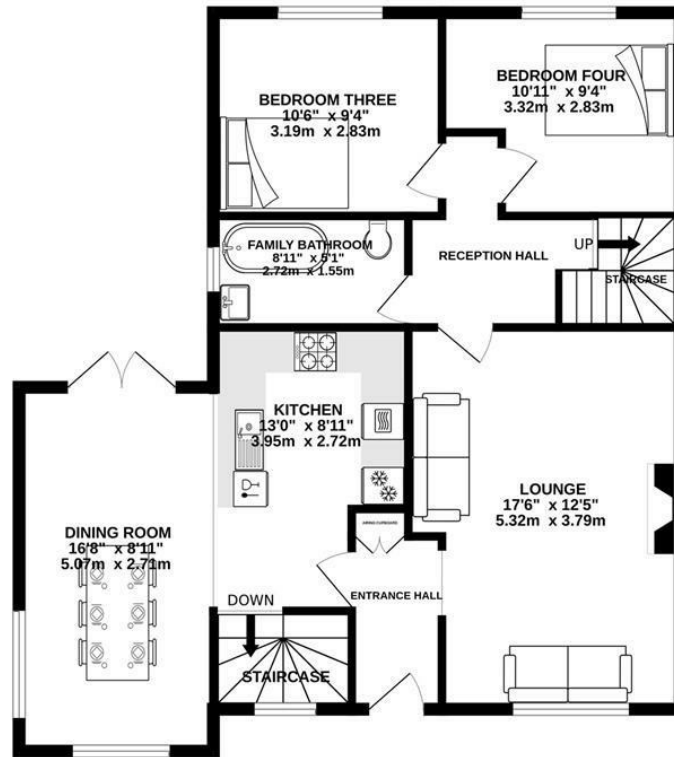


BEN ROSE

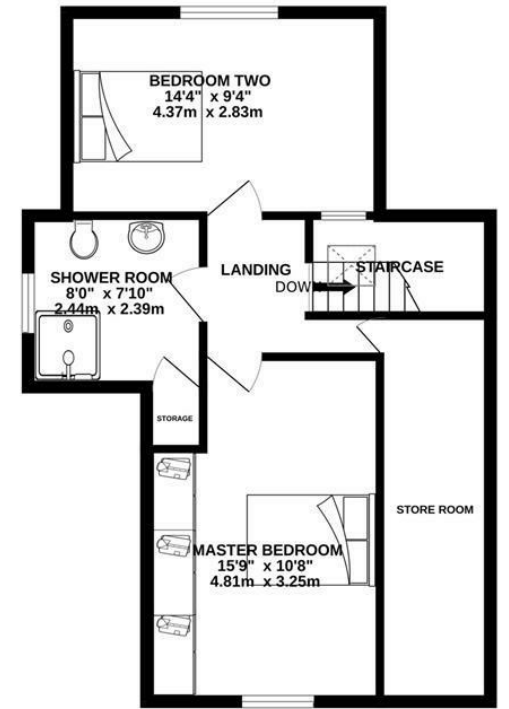
BASEMENT
321 sq.ft. (29.8 sq.m.) approx.



GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1670 sq.ft. (155.1 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			
		75	82
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		