



The Hawthorns, Eccleston, Chorley

Offers Over £259,995

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom, semi-detached home, perfectly positioned on an enviable corner plot in the heart of Eccleston. This charming property offers excellent potential for extension (subject to appropriate planning) and is located within one of Lancashire's most sought-after villages. Eccleston provides a welcoming community atmosphere, with excellent local amenities including shops, eateries, schools, and leisure facilities right on the doorstep. The area is well served by strong travel links, with regular bus routes connecting to Chorley, Leyland, and Preston, while the M6 and M61 motorways are only a short drive away for commuters. Nearby towns and attractions, such as Worden Park, Yarrow Valley Country Park, and Chorley's thriving market town centre, further enhance this superb location.

Stepping into the home, you are welcomed into a bright reception hall that sets the tone for the rest of the property, offering immediate access to the staircase and a convenient WC. From here, you enter the spacious open-plan lounge/diner, a superb living area that spans the full length of the home. The dual-aspect design allows natural light to flow effortlessly, with a front-facing window and large sliding doors at the rear opening out onto the decked patio. The room is centred around a feature fireplace with a multi-fuel burner, adding both warmth and character, while the generous dining area provides ample space for a large family table. The kitchen is positioned to the rear of the property and benefits from an integrated oven, plentiful storage, and room for additional freestanding appliances. A second door leads directly out to the garden, enhancing the practicality of the space.

To the first floor are three well-proportioned bedrooms, each benefitting from fitted wardrobes for convenient storage. These rooms offer versatility, with potential use as children's rooms, guest spaces, or a home office. Completing the upper level is a three-piece family bathroom, fitted with an over-the-bath shower, making it ideal for busy households.

Externally, this fantastic property occupies a generous corner plot that offers excellent future scope. The front of the home features a spacious driveway capable of accommodating up to five cars, which leads to a detached single garage. The rear south-facing garden wraps around the side and behind the garage, presenting a wonderful outdoor space for families to enjoy. The decked seating area directly outside the lounge creates the perfect spot for alfresco dining, leading onto a well manicured lawn. A secondary seating area, complete with a pergola, offers a peaceful haven for relaxation, while an additional paved section beside the garage provides a versatile space for storage, a workshop area, or further seating.

Overall, this superb property delivers excellent potential, a generous plot, and a sought-after village setting—making it a perfect first step onto the property ladder.















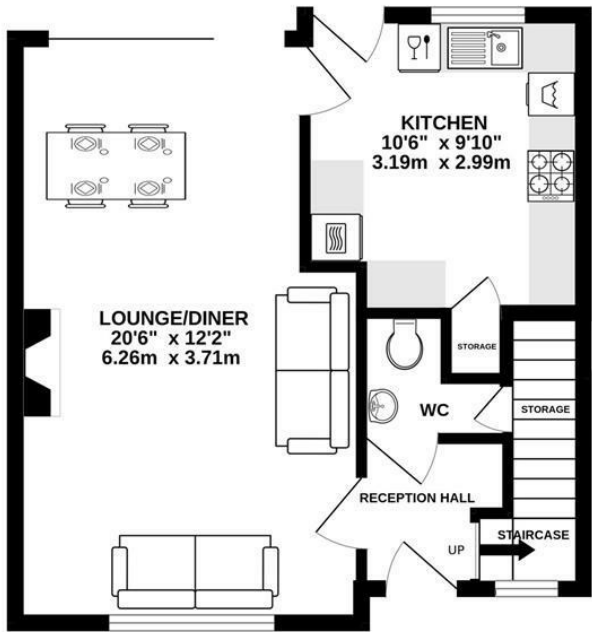




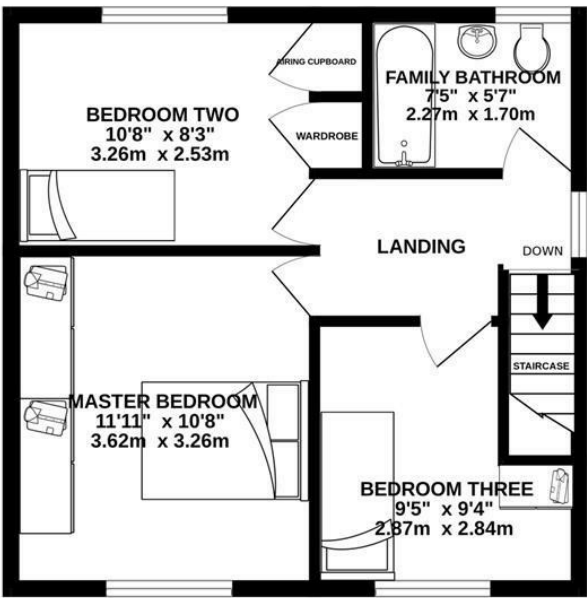


BEN ROSE

GROUND FLOOR
546 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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	61	84
(81-91) B		
(69-80) C		
(55-68) D		
(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 

