



## **Beechfields, Eccleston, Chorley**

**Offers Over £324,995**

Ben Rose Estate Agents are pleased to present to market this beautifully spacious detached family home, positioned within the highly sought-after village of Eccleston, Chorley. Offering versatile accommodation throughout and surrounded by attractive wrap-around gardens, this charming property is ideal for growing families looking for peaceful village living whilst remaining well connected to surrounding towns and cities. Eccleston itself is renowned for its welcoming community atmosphere, highly regarded schools, local shops, cafés and traditional pubs, whilst Chorley town centre is only a short drive away for a wider range of retail and leisure amenities. Excellent travel links can be found nearby, including easy access to the M6, M61 and M65 motorways, making commuting towards Preston, Manchester and Liverpool highly convenient. Buckshaw Parkway and Chorley train stations are also within easy reach, providing direct rail links across the region.

Entering the home, you are welcomed into the entrance hall which leads to the first floor staircase and immediately showcases the flexible layout this property has to offer. To this floor are two well-proportioned double bedrooms, one of which is currently utilised as a home office, making it perfect for modern family living or those working remotely. Also located on the ground floor is the three-piece family bathroom. The home then opens into the impressive open plan kitchen and lounge area, undoubtedly the heart of the property. Finished with modern touches throughout, the kitchen offers ample fitted cabinetry, generous worktop space, excellent storage solutions, several integrated appliances and a central island with breakfast bar. The lounge area enjoys a bright and airy feel thanks to a wide window, whilst a stylish wall-mounted fire creates a cosy focal point. Just off the kitchen is a practical utility room alongside a rear porch which also provides internal access to the integral garage.

Moving upstairs, the landing leads to the remaining two bedrooms. The master and second bedroom are both generous doubles, each benefitting from built-in wardrobes which maximise storage space whilst maintaining a clean and spacious feel. An additional room would make an ideal office space or play room depending on the buyer's needs. Completing the first floor is a separate WC, adding further convenience for busy family life.

Externally, this home truly excels thanks to its beautiful wrap-around gardens which provide a wonderful sense of privacy and tranquillity. Surrounded by mature hedging, the property enjoys a secluded setting with lawned areas, established trees, colourful flower beds, decorative bushes and paved walkways all combining to create an inviting outdoor space perfect for both relaxing and entertaining. To the front is a pebbled driveway providing off-road parking for several vehicles and access to the integral garage. Combining flexible accommodation, generous outdoor space and a highly desirable village location, this is a fantastic opportunity for families seeking a long-term home in Eccleston.













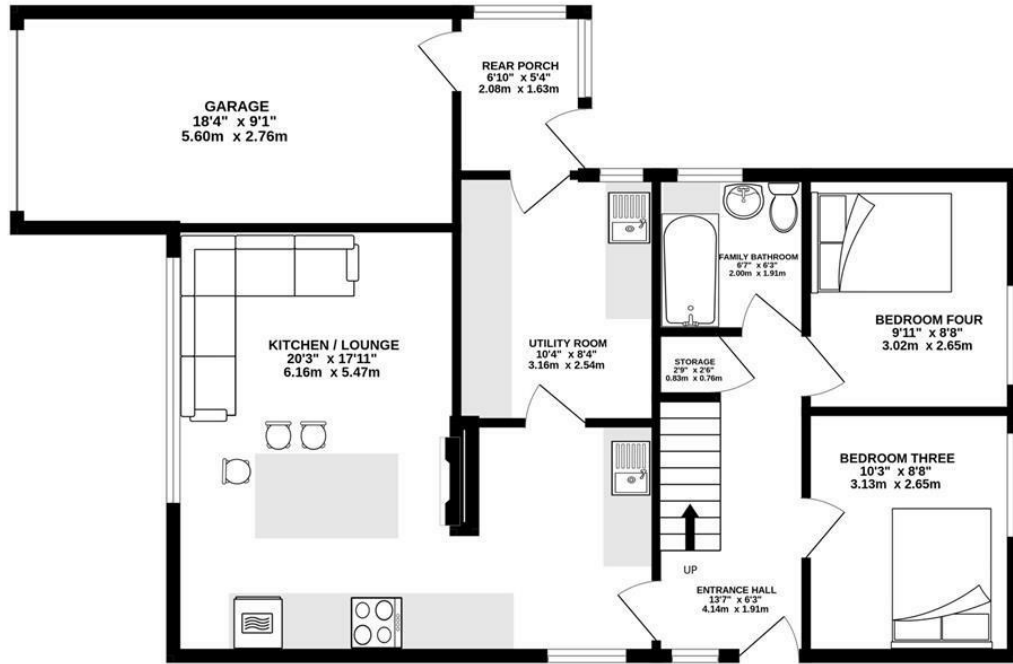




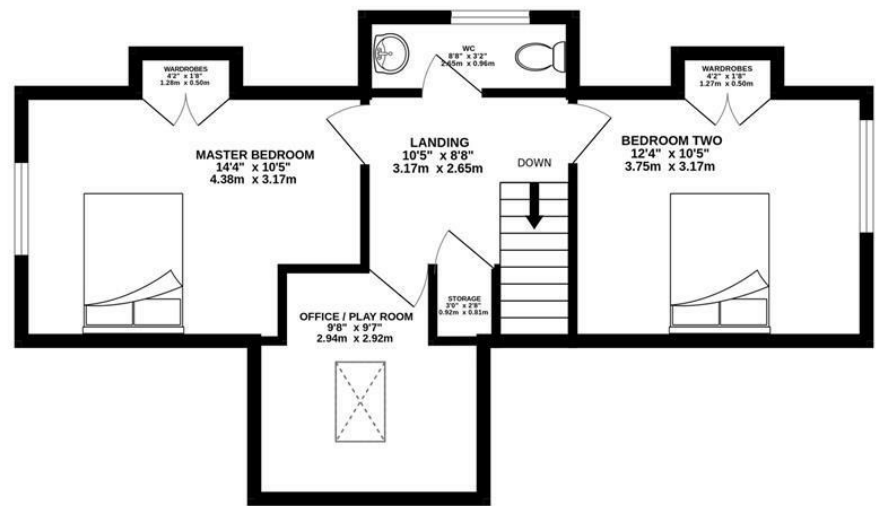




GROUND FLOOR  
880 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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) <b>A</b>			<b>77</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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	

