



## Reeveswood, Eccleston, Chorley

**Offers Over £499,995**

Ben Rose Estate Agents are delighted to present to market this charming four-bedroom detached home with No Onwards Chain, nestled in a tranquil and picturesque residential estate within the highly sought-after village of Eccleston. With excellent travel connections and a variety of amenities nearby, this property offers an ideal opportunity for families in search of their dream home. We highly recommend scheduling a viewing at your earliest convenience to avoid any potential disappointment.

Internally, the property briefly comprises a welcoming entrance hall with the stairs to the upper level. From here, you will enter the spacious lounge, graced by a beautiful bay-fronted window and a feature fireplace. The lounge leads to the dining room at the rear of the property through double wooden doors. The dining room offers a stunning view of the garden, accessible via double patio doors, and provides ample space for a family dining table. Continuing, you will enter the modern kitchen. The kitchen provides plenty of worktop and storage space and is equipped with an integrated oven and hob, as well as room for freestanding appliances. The kitchen also features a convenient breakfast bar and extends to include a versatile seating area overlooking the garden. The attached double garage and under stairs storage can be accessed from the kitchen, along with a convenient utility room and WC, providing additional space for freestanding appliances.

Moving upstairs, you will find four well-appointed bedrooms. The master bedroom is particularly spacious, offering integrated storage and its own three-piece en-suite shower room. Bedroom two also comes with integrated storage and an en-suite shower room. Completing the upper level is a three-piece family bathroom with an over-the-bath shower.

Externally, the property boasts a sizable driveway at the front, offering off-road parking for multiple vehicles. To the rear, a captivating garden space combines both a lush lawn and inviting paved patio areas, providing an ideal entertaining area or a place to relax.







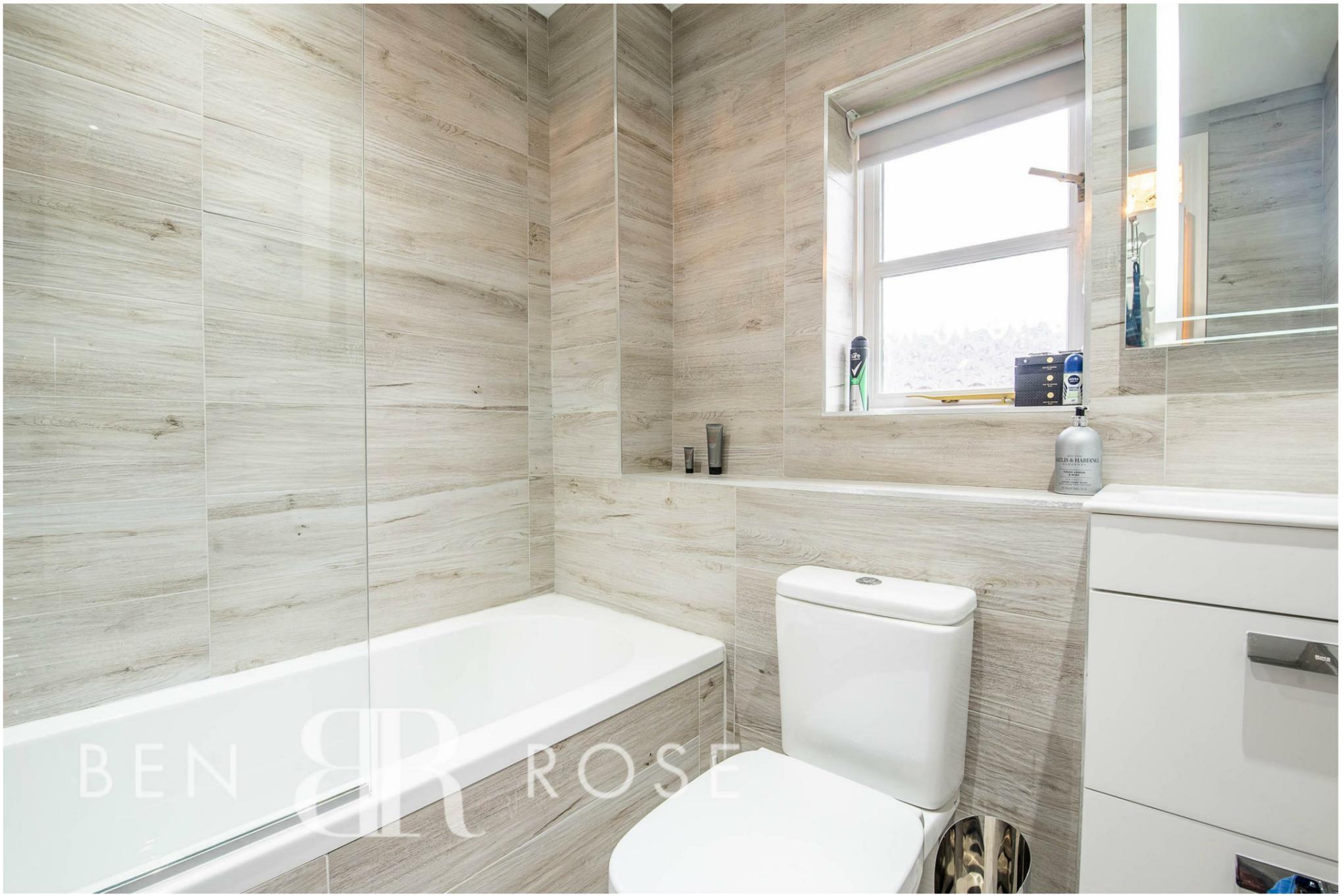






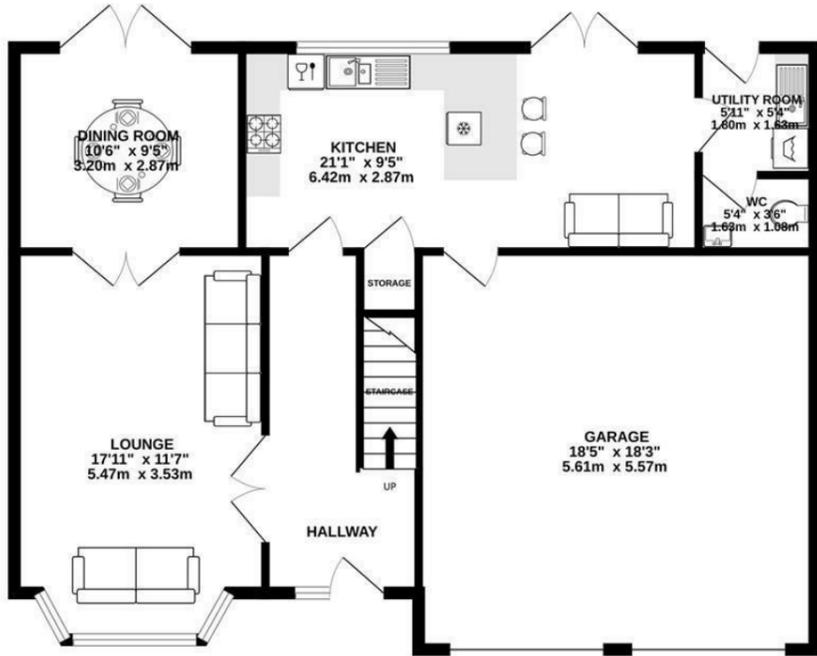




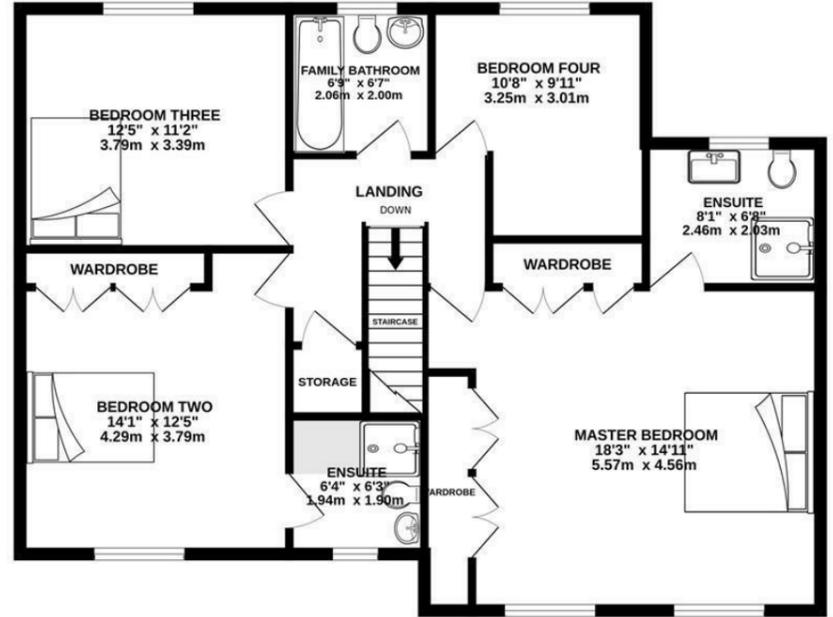




GROUND FLOOR  
995 sq.ft. (92.5 sq.m.) approx.



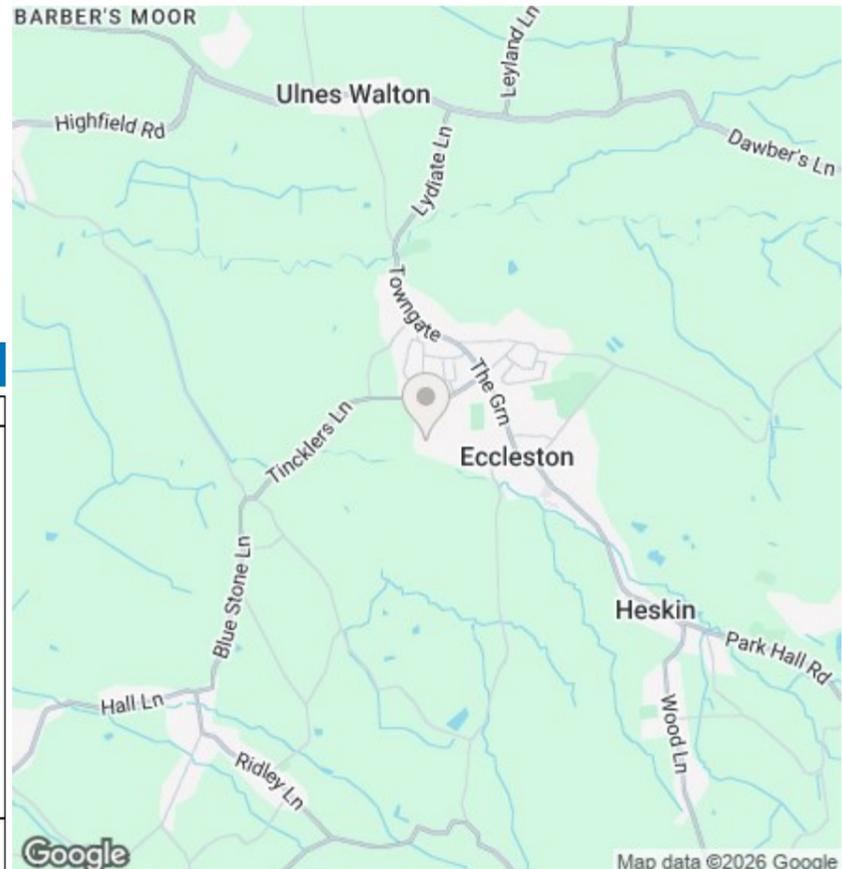
1ST FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA : 1924 sq.ft. (178.8 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>73</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	