BEN ROSE



Hawkswood, Eccleston, Chorley

Offers Over £269,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented and recently improved semi-detached family home located in a quiet and peaceful cul-de-sac. Offering well-proportioned accommodation across two floors and positioned within the highly regarded village of Eccleston. Combining a modern finish with a number of recent internal and external improvements, the property provides an excellent choice for families seeking a home that is ready to move into. Recent works include re-pointing to the side gable, replacement lintels above all windows, new fencing, re-plastering, the replacement of all internal architraves, skirting boards, doors and new Venetian blinds throughout. All electrical sockets, switches pendants and some of the lighting have been replaced, while the rear garden has also been remodelled. Eccleston is a popular village with an excellent range of everyday amenities, including local shops, cafés, pubs, restaurants, schools and recreational facilities, with further shopping and leisure opportunities available in nearby Chorley and Leyland. The area is well connected for commuters, with regular bus services linking the surrounding towns and easy access to the M6 and M61 motorway networks, providing convenient connections towards Preston, Wigan and Manchester. The surrounding countryside and nearby Yarrow Valley Country Park also provide excellent opportunities for walking and outdoor recreation.

Entering the modern and well-finished home, the welcoming entrance hall provides access to the spacious lounge, ground floor family bathroom and stairs rising to the first floor. The lounge is an inviting reception space, benefiting from a modern remote controlled electric fireplace and an impressive bay window to the front which floods the room with natural light and also has relaxing views of local beauty spot Harrock Hill. Double doors then open into the generous kitchen and dining area, creating a natural flow between the principal living spaces and providing ample room for a family dining table. The modern kitchen is well equipped with a range of fitted units and integrated appliances including a Double Oven and Dishwasher, whilst a further set of double doors opens directly onto the rear garden, making this an excellent space for entertaining during the warmer months. Completing the ground floor is a useful utility room adjoining the kitchen, providing additional storage and practical space for everyday family requirements. The beautifully finished three-piece family bathroom is also conveniently positioned on this level off the entrance hall.

Heading upstairs, the first-floor landing provides access to all three well-proportioned double bedrooms. The master bedroom is particularly generous in size and benefits from built-in wardrobes and sliding doors, providing excellent integrated storage whilst leaving plenty of room for additional bedroom furniture, and also benefits with views of Harrock Hill. The remaining two double bedrooms offer excellent flexibility and could comfortably accommodate children, guests or alternatively be utilised as home office or hobby spaces depending on the needs of the new owners. The well-proportioned layout makes this an ideal arrangement for a growing family, with each bedroom offering genuine usable space. There is also a high vaulted loft space with the potential to convert to a further bedroom if required.

Externally, the property benefits from a generous driveway to the front providing parking for multiple vehicles and leading through a double gate towards the detached garage positioned at the rear. The property has a neat and attractive frontage which complements its modern presentation and creates excellent kerb appeal. To the rear, the recently remodelled garden provides a fantastic outdoor extension of the living accommodation, featuring a paved seating area with ample room for outdoor furniture and entertaining, alongside a pergola sitting on a graveled area which creates an appealing and tranquil sheltered space. A small feature pond adds further character, while a garden shed provides useful additional storage. Overall, this is an attractive and thoughtfully improved family home which combines spacious accommodation, a modern finish and excellent outdoor space, all within a sought-after Eccleston setting close to a wealth of amenities, schools and transport links.



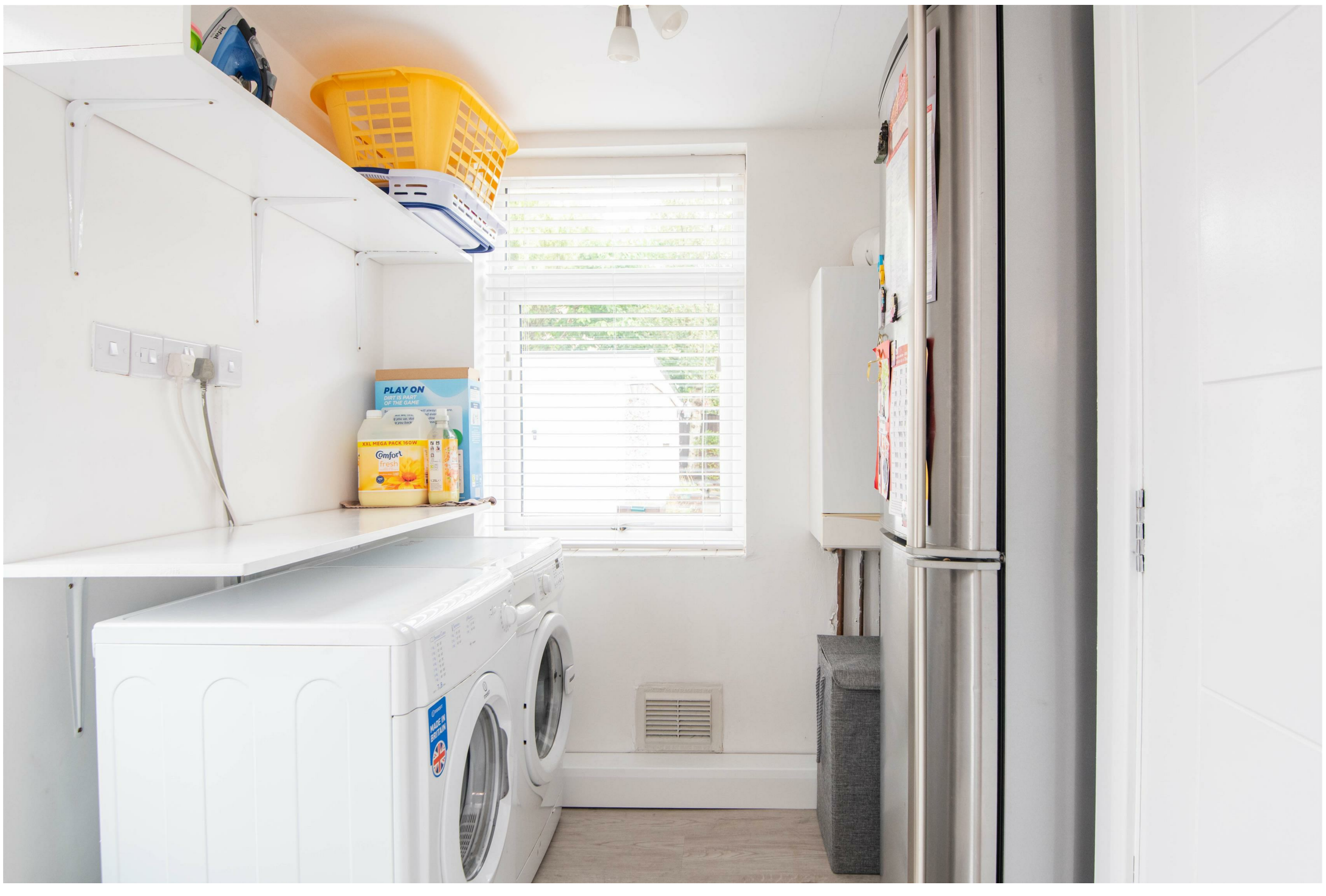


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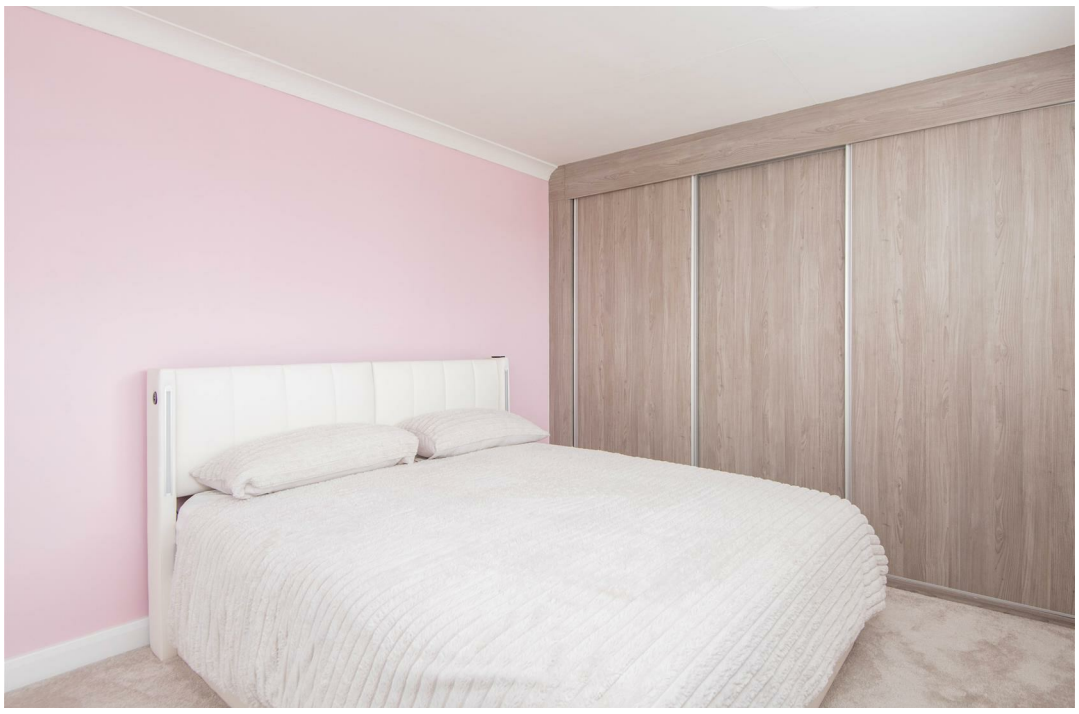





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GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.

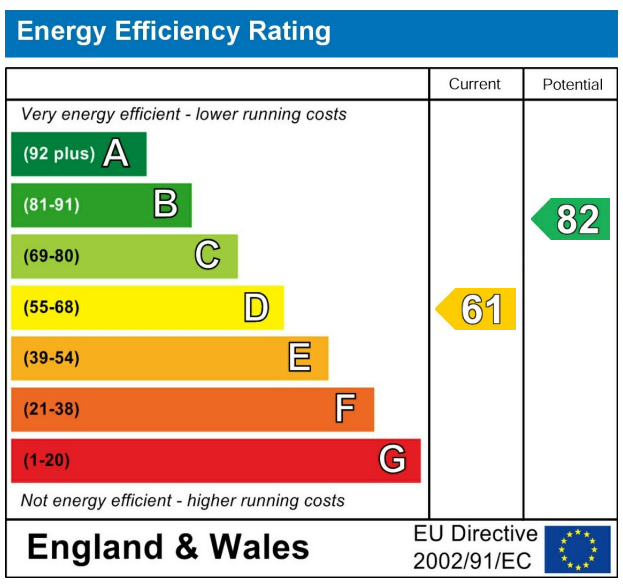
1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.

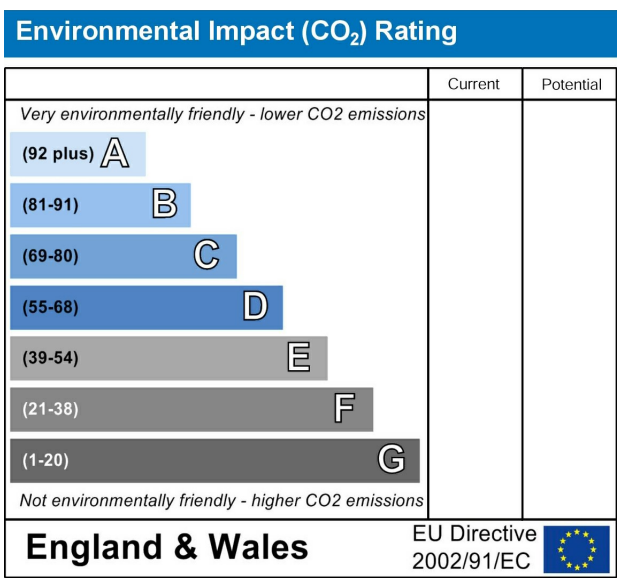


TOTAL FLOOR AREA : 991 sq.ft. (92.0 sq.m.) approx.

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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