



293 The Green, Ecclestone

In Excess of £549,995

ARNOLD
& PHILLIPS
ESTATE AGENTS



293 The Green

Eccleston, Chorley

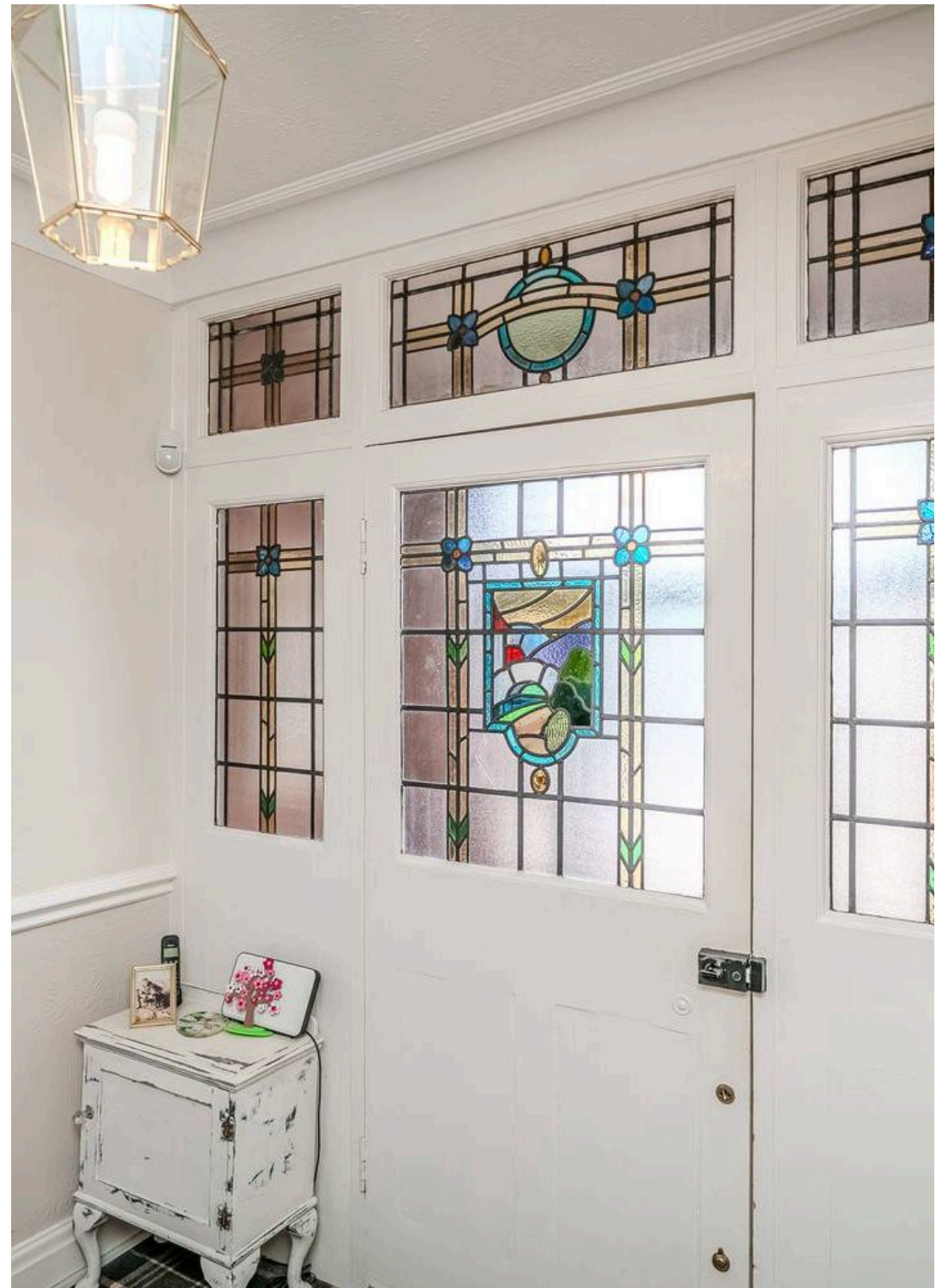
Arnold and Phillips are delighted to introduce this detached family property located in the highly sought-after village of Eccleston. This area is renowned for its excellent schools and convenient amenities, while still being within easy reach of larger retail stores in Preston and Chorley, providing the perfect blend of village tranquillity and urban convenience. As you approach this stunning home, you are greeted by an inviting entrance porch that leads into a spacious hallway, setting the tone for the rest of the property. The good-sized lounge features a charming bay window that floods the room with natural light. A beautiful feature fireplace with a gas remote controlled fire and high ceilings contribute to the open and airy feel, making this space perfect for family gatherings and entertaining.

Continuing down the hallway, you will find the dining kitchen, which boasts elegant cream-coloured units paired with contrasting black mirrored quartz work surfaces. The dark oak effect flooring adds warmth and character to this functional space, which offers ample room for a dining table, creating an ideal environment for family meals and entertaining guests. From the dining kitchen, double doors lead into the conservatory, which serves as an additional lounge area. This bright and welcoming space is perfect for watching TV, reading a book, or simply relaxing while enjoying views of the garden. The dark oak effect flooring in the conservatory further enhances the continuity of the home's design. Conveniently located off the conservatory is a utility room and a cloakroom/WC, which can also be accessed from the attached garage. The utility room is designed to house laundry appliances and features additional fridge space, along with base and wall units for extra storage, promoting organisation and functionality. Moving upstairs, the spacious landing leads to four generously sized double bedrooms, providing plenty of accommodation for family members or guests. The largest bedroom provides potential for a dressing room. The upstairs shower room is well-appointed with modern white vanity units and features a stylish design with white and black tiles on the walls and complementary flooring. In addition, the family bathroom includes a corner bath, a separate shower, and cream tiling, providing a stylish and relaxing space for personal care routines.

Externally, the property features a block-paved driveway that accommodates several vehicles, ensuring convenient off-road parking. Double gates provide access to the rear garden, which is designed for both practicality and enjoyment. The garden is a lovely mix of lawned areas and paved spaces, offering numerous spots to sit and relax or entertain. Rear access to Enfield Close provides ideal storage for a caravan or motorhome.

The property also features a larger than double garage, providing ample space for vehicles and storage enhancing the properties functionality and potential.

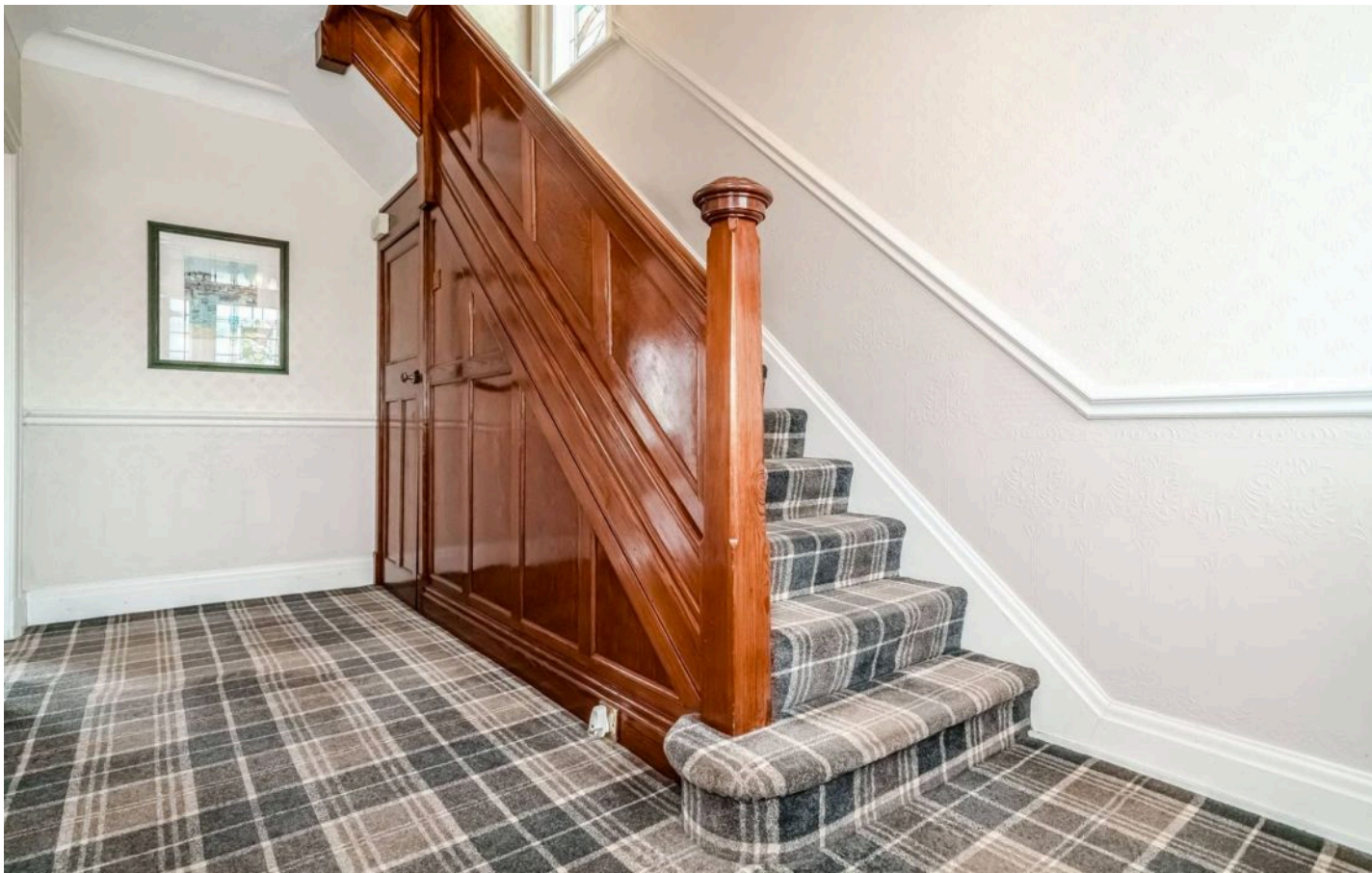
There is also potential for expansion to accommodate multi generation living











293 The Green

Eccleston, Chorley

- Attractive Family Home
- Four Good Sized Double Bedrooms
- Circa 2458 Square Feet
- Tastefully Decorated Lounge
- Stylish Dining Kitchen
- Light and Bright Conservatory
- Ample Driveway Parking
- Spacious Rear Garden with Summerhouse
- Popular Village Location
- Large Garage

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



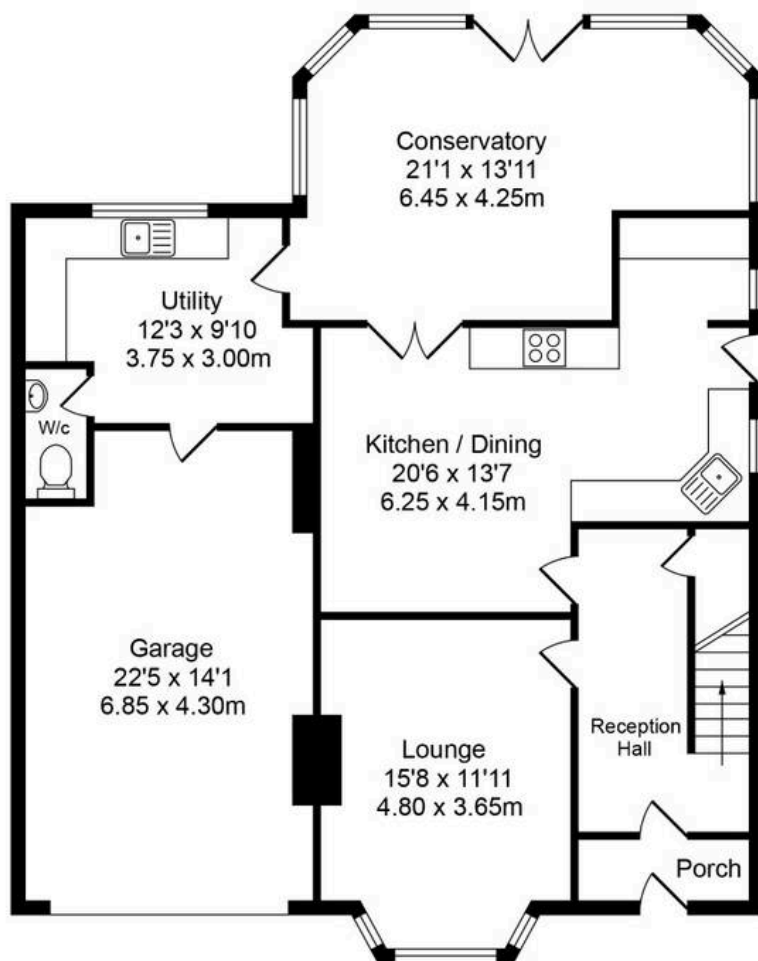




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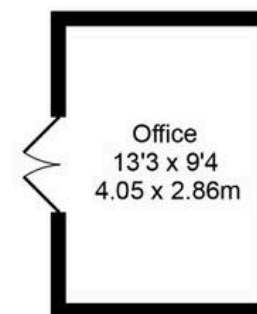
Total Approx. Floor Area 2458 Sq.ft. (228.4 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



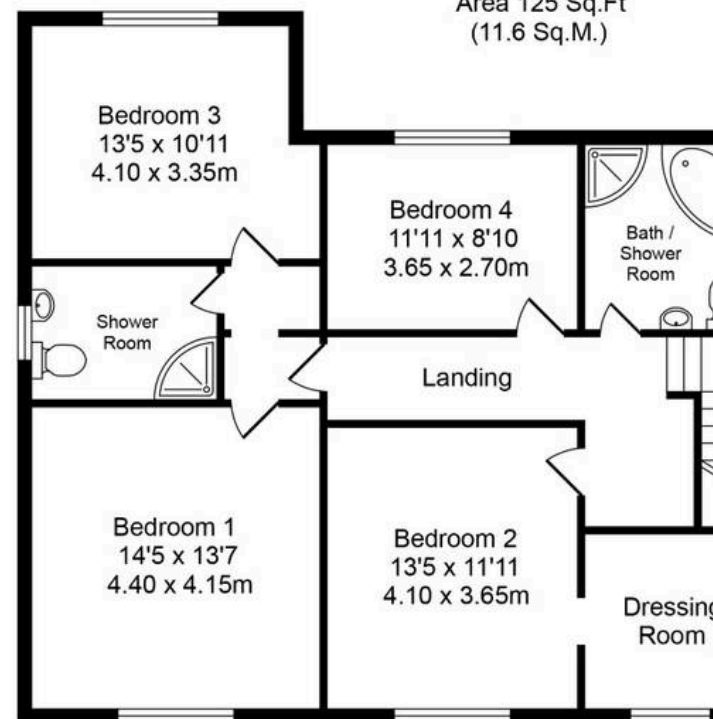
Ground Floor

Approx. Floor Area 1330 Sq.Ft (123.6 Sq.M.)



Outbuilding

Approx. Floor Area 125 Sq.Ft (11.6 Sq.M.)



First Floor

Approx. Floor Area 1003 Sq.Ft (93.2 Sq.M.)

You can include any text here. The text can be modified upon generating your brochure.

