



***35 Beechfields
Ecclestone
Was £285,000 Now £279,999***



Situated in a good sized corner plot, this is a recently fully refurbished **CHALET STYLE HOUSE** having spacious family accommodation to include a hallway, three reception rooms and a recently fitted Shaker style kitchen with integrated appliances., a small conservatory, stylish lounge, and a luxury four piece bathroom to the ground floor. To the first floor along with the three good sized bedrooms there is also a separate shower room. There is newly fitted gas fired central heating and uPVC double glazed windows and doors. To the outside there are mature spacious gardens surrounding the property and a driveway leading to the integral garage. The property is being offered for sale **CHAIN FREE** and early viewing is advised.

Directions: From our Ecclestone Office, proceed along The Green towards the centre of the village and at the crossroads turn left into Doctors Lane. Proceed along Doctors Lane passing the school on the left-hand side and turn left into Beechfields. At the 'T' junction turn left and follow the road round in a clockwise direction. The property can be found situated in the left hand corner.

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10 Babylon Lane
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Chorley
Lancashire
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Note: This is a compressed PDF version of our details sheet, price changes may have occurred; please contact us for the latest price

The Accommodation Comprises:

Canopy Porch

Illuminating the uPVC double glazed entrance door with side glass panels into the hall.

Hall

Central heating radiator with thermostatic control; power point; telephone socket; coved ceiling; useful understairs storage cupboard fitted with a clothes hanging rail; recently fitted carpet; staircase to first floor.

Lounge

18'11 x 11'8
5.78m x 3.56m



A light and airy room having uPVC double glazed full length windows overlooking the front garden; feature slate stone fireplace with matching hearth, back and mantle with a living flame coal effect gas fire with a chrome trim (this could be turned back into an open fire); coved ceiling with two chrome ceiling light fittings; two central heating radiators with thermostatic controls; power points; television aerial socket; telephone socket; recently fitted carpet.

Dining Area

10'0 x 7'5
3.07m x 2.25m

uPVC double glazed window overlooking the side garden; central heating radiator with thermostatic control; power points; coved ceiling; chrome ceiling light fitting; recently fitted carpet; door to kitchen; opening into the lounge.

Kitchen

10'3 x 8'11
3.13m x 2.71m



Recently fitted kitchen in a Shaker style with wall and base units; integrated fridge; illuminated extractor hood over the four ring gas hob by *Tricity Bendix*; built-in electric under oven and grill; inset stainless steel sink with vegetable preparation and monobloc mixer tap; plumbed for automatic washing machine or dishwasher; power points; tiled between worktops and units in attractive contemporary textured tiles extending to matching splashbacks; post formed laminate worktops; tile effect laminate floor covering; ceiling chrome track halogen light fitting; telephone socket; stable style door to sitting room; glazed window and door to conservatory.

Conservatory

8'10 x 7'0
2.70m x 2.15m

Built on dwarf brick walls with single glazed windows, a polycarbonate roof and half glazed rear door to the patio. This is a lovely sun room with power points, fluorescent light, a ceramic tiled floor and is plumbed for an automatic washing machine so could be used as a utility room; door to garage.

Second Sitting Room

12'10 x 15'4
3.92m x 4.68m



Decreasing to:

6'11 x 8'4
2.10 x 2.54m

Currently used as a dining room; an attractive L shaped room split into two areas, one being an informal dining area with coved and textured ceiling, power points and telephone socket.

The seating area has a uPVC double glazed window overlooking the rear garden; uPVC double glazed sliding patio doors to rear patio; central heating radiator with thermostatic control; power points; television socket; wired for *Sky*; coved ceiling; door to hallway.

Bathroom

8'7 x 7'4
2.62m x 2.24m



A recently fitted luxury bathroom with a twin gripped panelled bath and hand held chrome shower attachment; separate fully tiled shower cubicle with an *Aqua* electric shower and glazed door; pedestal wash hand basin with illuminated vanity mirror above; close coupled WC all in matching white; fully tiled walls in luxury glazed ceramic tiles; two uPVC double glazed opaque windows; wood effect good quality laminate flooring; central heating radiator.

FIRST FLOOR

Landing

Power points; access to fully boarded loft via pull-down ladders; access to all rooms.

Shower Room



Containing a separate shower cubicle again with an Aqua electric shower fitted with glass door; pedestal wash hand basin; close coupled WC; fully tiled walls in luxury glazed ceramic tiles; laminate flooring; central heating radiator; uPVC double glazed opaque window; ceiling halogen track light fitting.

Bedroom One
(Front)

12'3 x 12'4
3.75m x 3.77m



The measurements are taken into the wall to wall fitted wardrobes which have clothes hanging rails and shelves above, power points; uPVC double glazed window to front; central heating radiator window with thermostatic control; telephone socket; television aerial socket. To one side is a walk-in dressing room which is fitted with a separate light, power points and shelves.

Bedroom Two
(Rear)

11'11 x 11'2
3.62m x 3.40m



uPVC double glazed window; central heating radiator with thermostatic control; power points; telephone socket; double doors to a spacious built-in fitted wardrobe with clothes hanging rails and shelf above.

Bedroom Three

13'6 x 9'0
4.13m x 2.74m

Extending to:

17'11
5.46m



These larger measurements are taken to the under eaves area of the bedroom with has a large *Velux* roof window; power points; central heating radiator with thermostatic control; ceiling chrome halogen light fitting; spacious undereaves storage cupboard with limited headroom but is a useful area which has been utilised to create a dressing room/study room etc. and is fitted with power and light; further undereaves storage to this good sized third bedroom

OUTSIDE

Garage

18'6 x 9'1
5.64m x 2.77m

Up and over door; concrete base; fitted with power and light; fitted shelves and cupboards; wall mounted *Baxi* combination gas fired central heating boiler which is brand new; gas meter.

Gardens



A large open plan front garden mainly comprising of lawns surrounded by well stocked flowerbeds with a variety of plants, shrubs, rose bushes etc. with a mature tree taking centre stage. Stepping stones lead to a flagged path surrounding the property and in turn leading to the flagged driveway and then onto the garage.



The well kept garden sweeps round to both sides of the property having lawns and again well stocked borders with a variety of plants, shrubs and a beautiful mature larch tree. The lawn continues round to the rear garden which is again mainly laid to lawn with a separate flagged hardstanding; raised flowerbeds again with a variety of mature evergreen trees and shrubs etc.

To the further rear garden is a good sized flagged patio with a degree of privacy accessed from the sitting room and from sliding patio doors from the conservatory. There is an outside light to the rear door.

To the side of the property there is potential to extend to create further off road parking.