



***54 Towngate  
Eccleston  
Was £192,000 Now £187,950***



This is a beautifully and professionally refurbished **TWO BEDROOMED DORMER BUNGALOW** with landscaped gardens to the front and rear and driveway providing off road parking for three vehicles. The property is warmed by gas fired central heating and uPVC double glazing. Briefly comprising of hallway, cloaks/utility room, sitting room and kitchen/dining area. To the first floor are two good size bedrooms and a modern three piece bathroom suite.

There is planning permission for a car port to the side with a first floor extension above.

*Directions: From our Eccleston Office proceed along The Green towards the centre of the village and pass the Carrington Centre. Continue along The Green, which becomes Towngate, the property can be found on the right hand side, just past the entrance to Anchorfields.*

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Tel: 01772 601092

10 Babylon Lane  
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Chorley  
Lancashire  
PR6 9NN  
Tel: 01257 481203

*The Accommodation Comprises*

Entrance

Hardwood entrance door with leaded glass panels.

Hallway

Coved ceiling; stripped pine skirtings; power points; thermostatic control central heating radiator; useful understairs storage cupboard with utility meters & shelving; wall to wall fitted carpeting; open balustraded staircase to first floor; polished stripped pine panelled doors with antique bronze handles to all ground floor rooms.



Cloaks /Utility Room

Could be converted to W.C.

Plumbed for washing machine and vented for tumble dryer; thermostatic control central heating radiator; side hardwood double glazed window; wall to wall fitted carpeting.

Sitting Room

5.00m x 3.44m  
16'4 x 11'3

Measurements taken into the alcoves; a light spacious room; large hardwood double glazed window and sill overlooking the front garden; stripped polished skirtings and coved ceiling continues from hall; feature brushed stainless steel flame effect fire on a stone effect hearth set into the chimney breast with stone effect surround and mantle; power points; television socket; telephone socket; thermostatic control central heating radiator; wall to wall fitted carpeting; half frosted panelled glass door to:-



Kitchen/ Dining Area

17'2 x 8'4  
5.23m x 2.56m

Again a lovely light room provided by a hardwood double glazed side window, French doors to rear garden and a rear door with leaded detailing. Featuring a good range of wall and base units in Beech effect doors with brushed stainless steel handles, cornicing and pelmets; contrasting granite effect worksurface; inset stainless steel sink and a half with drainer and chrome monobloc mixer tap; tiled splashbacks; power points; integrated dishwasher; freestanding electric stove; space for large fridge freezer; cupboard housing the *Baxi* central heating boiler; coved ceiling with inset halogen downlights; limestone effect tiled flooring; hardwood timber panelled door with a leaded window.





### Dining Area

Thermostatic control central heating radiator; power points; beautiful solid oak flooring; coved ceiling.

## FIRST FLOOR

### Landing

Side window; access to boarded loft via ladder; fitted carpeting continues up the stairs; power points; white timber panelled doors to all rooms.

Principal Bedroom (Front) 14'0 x 10'1  
4.29m x 3.09m



Large hardwood double glazed window to front with hardwood window sill; thermostatic control central heating radiator; coved ceiling; power points; television socket; wall to wall fitted carpeting.

Bedroom Two 13'9 x 10'9  
4.21m x 3.30m



Two hardwood double glazed windows overlooking the rear garden and fields beyond; thermostatic control central heating radiator; power points; coved ceiling; wall to wall fitted carpeting.

Bathroom

7'0 x 6'0  
2.14m x 1.85m



Containing a modern white three piece bathroom suite consisting of a panelled bath with chrome fittings and *Mira* thermostatic shower over and chrome edged shower screen; pedestal wash hand basin again with chrome fittings; close coupled W.C.; fully tiled to bath and shower area extending to splash back tiling behind the wash hand basin; extractor fan; inset halogen lighting; thermostatic control central heating radiator; ceramic tiled floor; obscure glass window.

**OUTSIDE**

Front Garden

A landscaped front garden with Indian stone paving and gold coast shingle; driveway providing off road parking for three vehicles; protected by a brick wall with cappings; timber panel fencing; laurel hedge.

Rear Garden

Again a landscaped garden with open fields to the rear; mainly laid to lawn with gold coast shingle; built-in barbeque area in brick; protected to the rear by a brick wall and to the sides by timber panelled fencing and Coniferous hedges; carriage lamp; outdoor power point; cold water bib tap.

