



***95 Beechfields
Eccleston
£125,000***



A smartly presented **TWO BEDROOMED SEMI DETACHED BUNGALOW** being sold by the present owners through the Chorley Borough Council Low Cost Home Ownership scheme (see reverse of our brochure for details).

The property has gardens to the front and rear and off road parking for three vehicles.
Offered for sale **CHAIN FREE**.

Directions: From our Eccleston Office, proceed along The Green towards the centre of the village and at the crossroads turn left into Doctors Lane. Continue down Doctors Lane and turn first left after the school into Beechfields. At the 'T' junction turn right and follow the road round. Take the next right and follow the cul de sac round to the right hand side and the property can be found on the left hand side.

1 Fazackerley Street
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Lancashire
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Fax: 01257 261806

297 The Green
Eccleston
Chorley
Lancashire
PR7 5TS
Tel: 01257 452702

22 Town Road
Croston
Preston
Lancashire
PR26 7RB
Tel: 01772 601092

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

The Accommodation Comprises

Entrance Porch

Under a pitched roof; half glazed uPVC door with glazed side panel; radiator; wall to wall fitted carpeting; a timber panelled door leads to:-

Sitting Room

4.26m x 3.84m
13'11 x 11'5



Large timber framed double glazed window to the front; central heating radiator; power points; telephone socket; television point; central flame effect electric fire set on a composite marble hearth and back with a polished timber surround; door to internal hallway; archway to:-

Kitchen

3.56m x 2.18m
11'8 x 7'1



Timber framed double glazed window to the front; inset stainless steel sink and drainer with chrome monobloc mixer taps underneath; range of base units with wooden handles; wood effect worktops; tiled splashbacks; power points; space for freestanding electric cooker; plumbed for automatic washing machine; space for fridge freezer; extractor fan; serving archway to the sitting room; central heating radiator; useful cupboard with hanging space; *Ideal Classic* gas boiler.

Internal Hallway

Wall to wall fitted carpeting; central heating radiator; useful airing cupboard housing the hot water storage tank with shelves above; access to roof space; doorway to bathroom.

Main Bedroom (Rear Right)

4.05m x 2.69m
13'3 x 8'9

Window overlooking the rear garden; central heating radiator; power points; telephone socket; television point; wall to wall fitted carpeting.



Bedroom Two (Rear Left)

2.97m x 2.32m
9'8 x 7'7

Double patio doors leading to the rear garden; central heating radiator; power points; wall to wall fitted carpeting.



Bathroom

2.35m x 1.86m
7'8 x 6'1

Fitted with a three piece suite in a soft rose colour with a twin gripped panelled bath with chrome mixer taps; pedestal wash hand basin with chrome mixer taps and pop-up waste; close coupled WC with chrome fittings; half tiled around the bath area and splashbacks around the wash hand basin; central heating radiator; extractor fan; wall to wall fitted carpeting.



OUTSIDE

Front Garden

A lawned front garden; macadammed driveway to the side.

Rear Garden

A west facing garden; paved patio area opening onto a lawned area with mature shrub and plant borders on the fringes; protected from the neighbours by head high timber panelled fences; useful timber shed.



Agents notes:

This property is part of Chorley Borough Council Low Cost Home Ownership Scheme and can only be sold at 80% of the market value and it is the maximum figure for which it can be sold.