



Richmond Road, Eccleston,
Chorley, Lancashire, PR7

Asking Price: £240,000
Freehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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Asking Price: £240,000 Freehold

Council Tax Band: B
EPC Rating: TBC

SEMI DETACHED TRUE BUNGALOW, OFFERED FOR SALE WITH NO ONWARD CHAIN Located in the popular village of Eccleston this bungalow provides easy access to local amenities including transport links and shops. Pleasant walks are also easily accessible and viewing is recommended to appreciate fully. Internally the property does require a little bit of tidying up in places but the accommodation is spacious with a welcoming reception hallway, lounge and fitted kitchen. A well proportioned conservatory extension provides extra living space, there are two bedrooms and a four piece bathroom. Gardens can be found to both the front and rear, there are solar panels and a driveway provides parking as as well as access to the larger than average single garage. Call now to arrange your viewing.

Ground Floor

Entrance Hallway

Accessed by a double glazed door. Radiator. Coved ceiling. Loft access. Doors leading off to the lounge, dining kitchen, two bedrooms and bathroom.

Lounge

15'4" x 9'11" (4.67m x 3.02m)
Front facing double glazed window. Radiator. Living flame pebble effect gas fire with surround and mantelpiece. TV point. Coved ceiling.

Kitchen

9'11" x 9'8" (3.02m x 2.95m)
Rear and side facing double glazed windows and door leading to the conservatory extension. Range of wall and base unit with worktop surfaces and stainless steel single drainer sink unit with mixer tap. Integrated electric oven and four ring gas hob with extractor hood over. Plumbed for washing machine. Wall mounted gas central heating boiler. Part tiled walls. Radiator. Laminate floor.

Conservatory

19' x 7'3" (5.8m x 2.2m)
Double glazed dwarf wall conservatory with French doors leading out to the rear garden. Radiator. Utility area with fitted cupboard space and vent for tumble dryer. Laminate floor.

Bedroom One

12'10" x 10' (3.9m x 3.05m)
Rear facing double glazed window. Radiator. TV point.

Bedroom Two

9'11" x 8'2" (3.02m x 2.5m)
Front facing double glazed window. Radiator.

Bathroom

Side facing double glazed window. Four piece suite comprising hand basin, WC, panelled bath and shower cubicle. Part tiled walls and tiled floor. Heated towel rail. Extractor fan.

Exterior and Garage

To the front of the property there is an enclosed garden area and space for parking. A side driveway provides access to the garage and also the rear garden. The rear garden is private and enclosed with a paved patio area, lawn and a range of shrubs and bushes. Garden shed and greenhouse. The garage is larger than average (6.94m x 3.07m) and is accessed by an up and over door. It has power and light, side facing double glazed window and side and rear doors leading to the garden.

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



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Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)