

HOME  TRUTHS



Beechfields, Eccleston

PR7 5RF



Beautifully presented and extended, this true bungalow is situated at the end of a quiet cul-de-sac in a highly popular residential area, ideally positioned close to village amenities, primary transport routes and countryside walks. Offered under the Chorley Low Cost Housing Scheme, this is a fantastic opportunity for eligible buyers to secure a superb home.

To the front and side, the driveways can accommodate several vehicles and lead to the main entrance. Step into the vestibule and from there into the stylish kitchen, which comprises a range of wall and base units with ceramic sink and drainer, along with integrated appliances including refrigerator, freezer, electric hob, electric oven and grill, plus space, power and plumbing for additional appliances.

To the front of the property is bedroom two, benefitting from oak flooring which flows through much of the bungalow. A small internal hallway gives access to the part-boarded loft with ladder and light, which also houses the boiler, along with bedroom one, which has fitted storage, and the bathroom, comprising fully tiled elevations, wash hand basin on vanity, wc and rainfall shower in a walk-in cubicle.

To the rear, the property really comes into its own with discrete dining and living areas within a wonderful, light-filled reception room, enhanced by French windows opening onto the garden. Step outside onto the composite decking with subtle evening lighting, set within a private west-facing garden that has been perfectly designed for entertaining and relaxation.

Prior to requesting a viewing, all applicants must first check their eligibility via the Council's website.

The key criteria include:

**1. Be considered in need of assistance in purchasing a property**

In order to be considered in need of assistance in purchasing a property, a prospective purchaser must be able to afford to buy the property at the discounted price but not at the full market value. A financial assessment of all applicants will be undertaken to determine this taking into account household income, savings, equity from the sale of an existing property and the amount of mortgage a bank or building society will agree to lend the applicant.

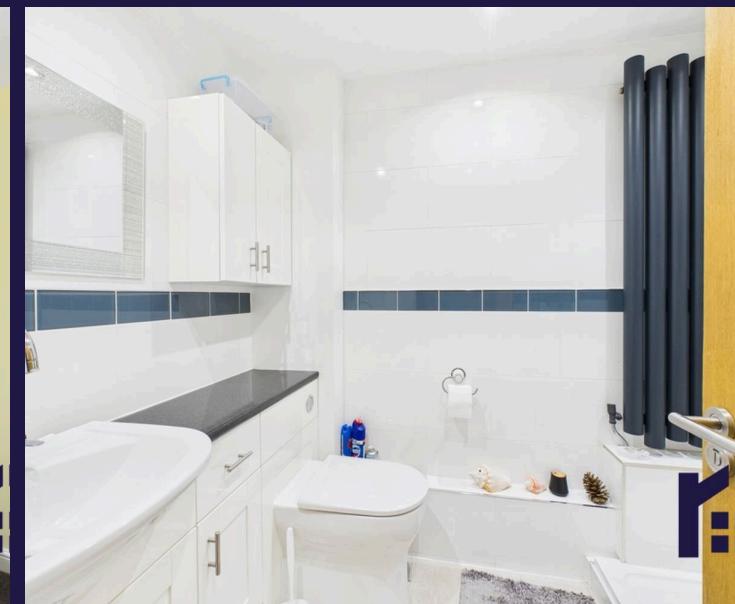
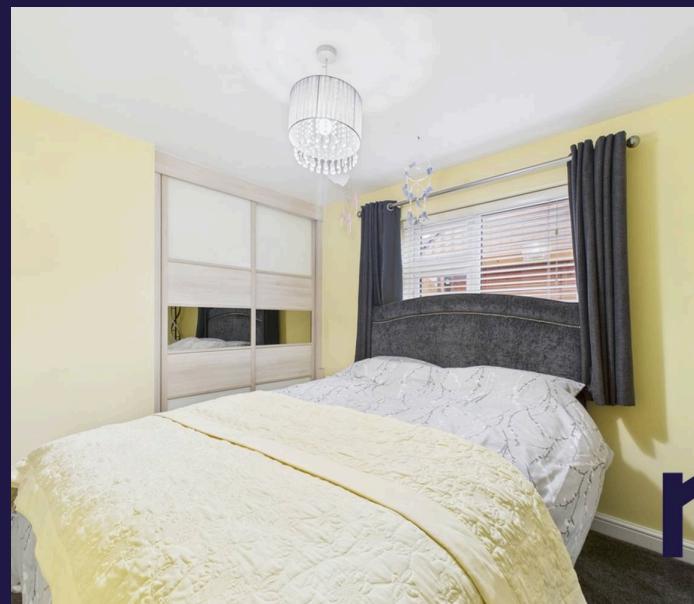
**2. Have a connection with the borough of Chorley**

A connection is defined as any of the following:

- Currently lives or has previously lived in the borough
- Is employed within the borough
- Has family living in the borough

**3. Not own any other property**

All Low Cost Home Ownership scheme properties must be used as the owner's main home and are not permitted to be rented out. Applicants must not own any other property other than their current home which they must be in the process of selling.



**Eccleston Branch**  
265 The Green, Eccleston, PR7 5TF  
01257 451673

**Coppull Branch**  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)

## Ground Floor

Approx. 71.4 sq. metres (768.7 sq. feet)



Total area: approx. 71.4 sq. metres (768.7 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE  
Plan produced using PlanUp.