



**Easy Home Sales**

Independent Residential Sales Agents

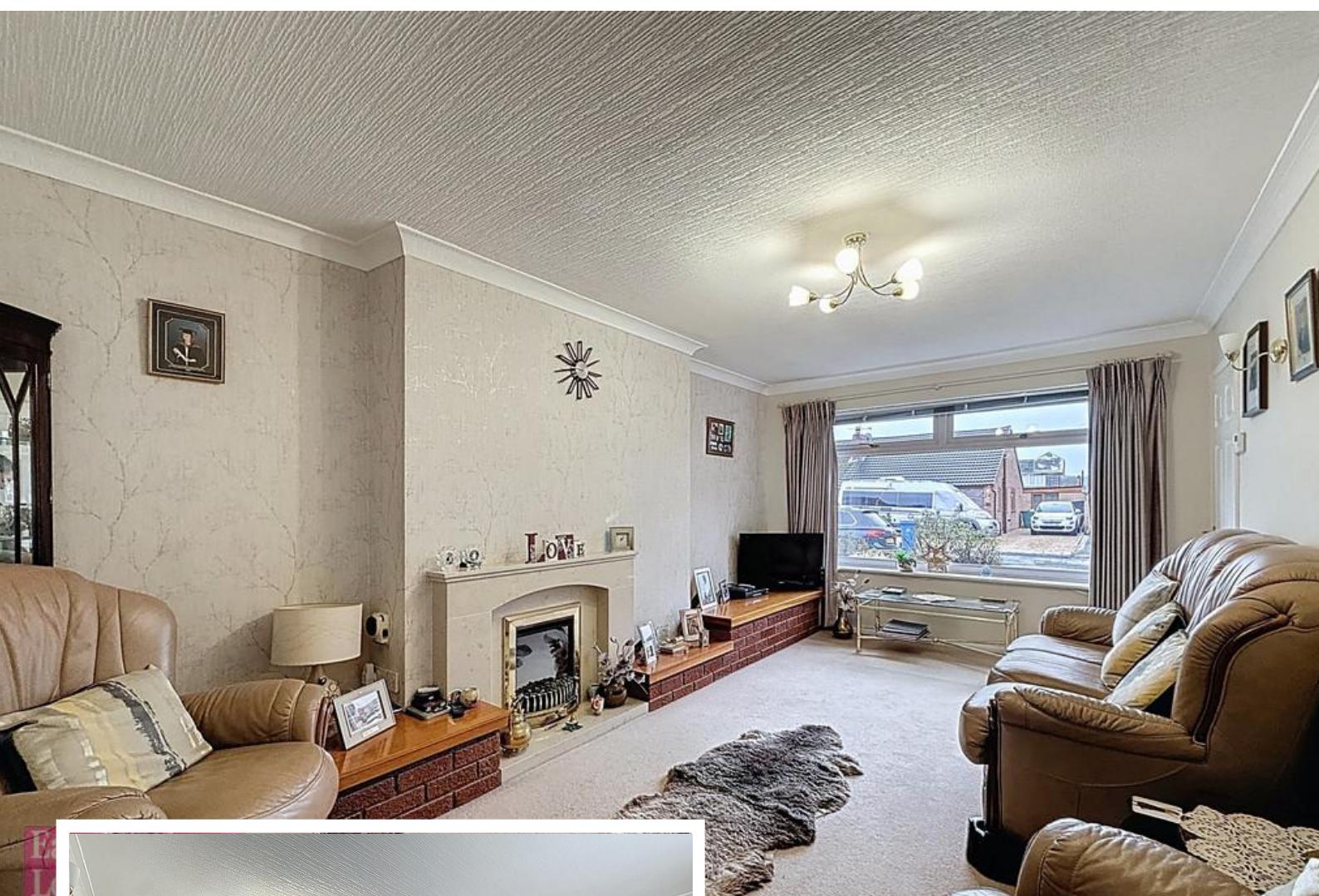
- True Bungalow
- Two Bedrooms
- Driveway with Garage
- Good Sized Rear Garden

**9 Hawkwood, Eccleston**  
Chorley, PR7 5RW

**£220,000**

EPC Rating 'TBC'





## Property Description

Easy Home Sales is delighted to bring to market this well-presented two-bedroom true bungalow. Located in the highly desirable village of Eccleston, Chorley, which offers comfortable single-level living in a quiet residential setting, close to local amenities, countryside walks and excellent transport links.

The property is entered via a welcoming hallway that provides access to the bathroom which houses a shower, W/C and basin. Moving through the property, you will come to the living room which is generously proportioned and benefits from large windows that allow plenty of natural light to flood the space, making it ideal for both relaxing and entertaining.





The kitchen is fitted with a range of modern base and wall units and provides ample worktop space, along with room for essential appliances. There is also space for casual dining, making it a functional and sociable area of the home.



There are two well-sized bedrooms, both offering comfortable accommodation and enjoying a pleasant outlook to the rear of the property, with the second equally suitable as a guest room, home office or hobby space. The property also benefits from double glazing and gas central heating throughout.



Externally, the bungalow benefits from a private rear garden with a combination of lawn and patio areas, ideal for outdoor dining and relaxation. To the front, there is a garden area along with a driveway providing off-road parking, down to a garage.



Eccleston remains a popular village location due to its strong sense of community, excellent local schools, independent shops and cafés, and convenient access to Chorley, Leyland and Preston. This property would be ideal for downsizers, professionals or anyone seeking a low-maintenance home on one level.



Do you have a property to sell?

If you have a property to sell or thinking of selling, we can offer a free market appraisal from our experienced sales team.

Please call and ask about our current offer!

Please note:

Room and land measurements given in these property details are approximate and are supplied as a guide only and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Easy Home Sales cannot be held liable for any faults found. We endeavour to make our sales particulars and information provided as accurate and reliable as possible, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. No responsibility can be accepted for any expenses incurred by prospective purchasers, all information should be verified by the buyer's own solicitor and/or surveyor.





159 - 161 Spendmore  
Lane  
Coppull  
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[www.easyhomelets.co.uk](http://www.easyhomelets.co.uk)  
info@easyhomelets.co.uk  
01257 791888

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