



The Oaks, Chorley

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three bed, semi-detached property in a popular area of Chorley. This would be an ideal family home offering plenty of space throughout. The property is placed only a short drive into Chorley town centre and is surrounded by superb local schools, shops and amenities. There is also fantastic travel links via the nearby train stations and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall leading through into the spacious lounge. Compromising of an open staircase, the under stair storage and a large fronted window allowing for plenty of light. Moving though you'll reach the kitchen/diner. The kitchen comes fitted with an integrated oven/hob and also has room for other freestanding appliances. Adjacent to the kitchen you'll find enough space for a large family dining table and access to the conservatory. The conservatory provides access to the garden via a set of double doors, there is enough room here to be utilised as an alternative dining area or additional seating/living area.

Moving upstairs, you'll find three good sized bedrooms two large enough to comfortably fit a double bed. You'll also find a modern all-white three piece family bathroom on this floor with an over the bath shower head.

To the front of the property is a generously sized driveway for ample parking and a small lawn for plants and shrubberies. The rear garden features a patio area for outdoor furniture as well as a raised lawn area with outdoor shed storage.

The room dimensions of the property can be found on our floorplan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice









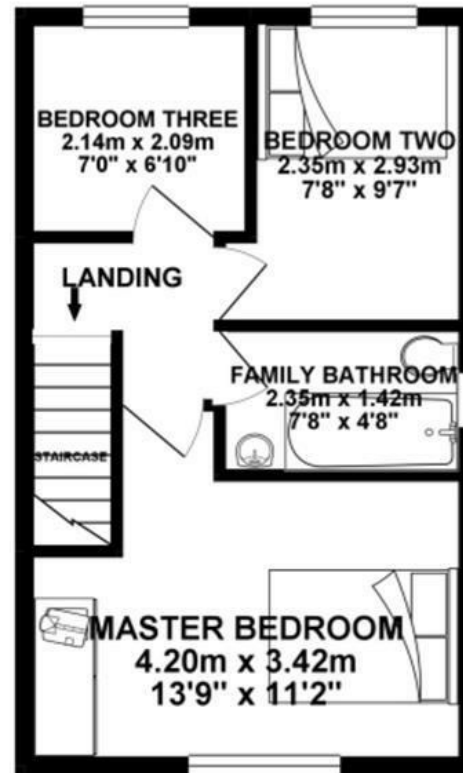




GROUND FLOOR 46.67 sq. m.
(502.33 sq. ft.)



1ST FLOOR 29.78 sq. m.
(320.52 sq. ft.)

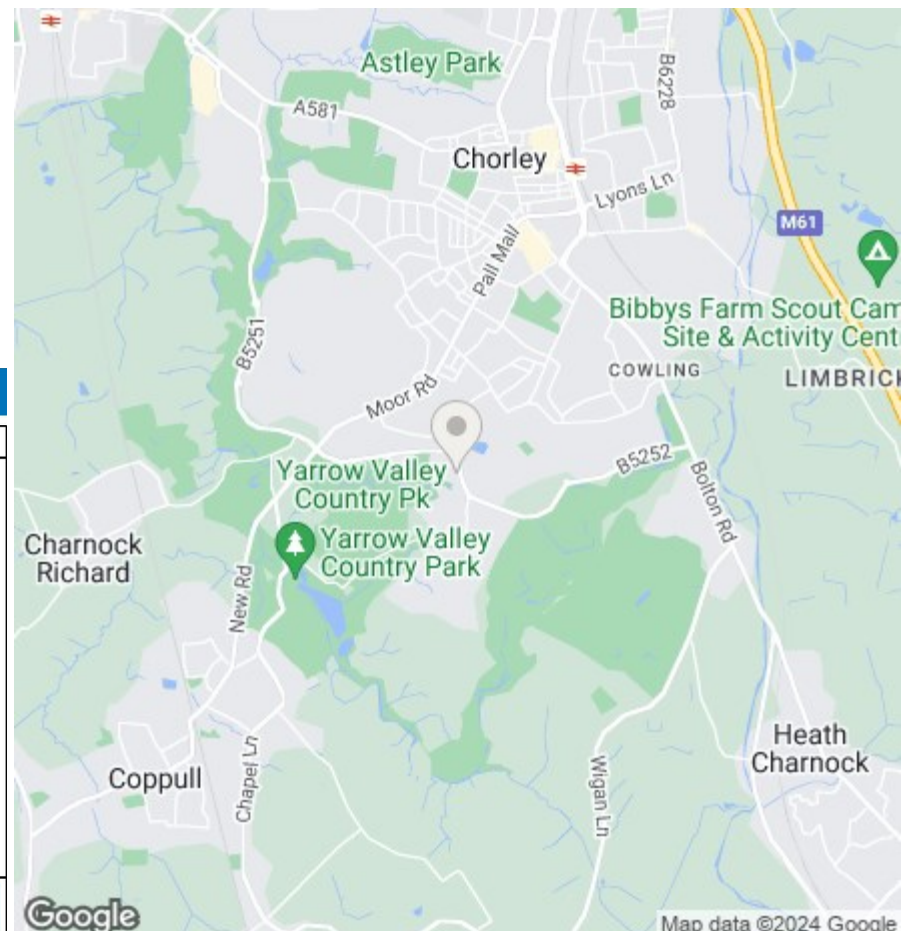


TOTAL FLOOR AREA : 76.45 sq. m. (822.86 sq. ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	