



## Carr Lane, Chorley

**Offers Over £264,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three-bedroom detached property situated just outside of Chorley town centre. This stunning home would be ideal for families with easy access to local amenities and schools such as Holly Cross High School nearby. There is also superb travel links via local bus routes, Chorley train station, and the M6 and M61 motorways.

As you step into this charming home, you'll find a warm and welcoming reception hall that sets the tone for the rest of the property. The ground floor boasts an open plan, L-shaped lounge/diner/kitchen, creating a spacious living environment that's perfect for both everyday family life and entertaining guests. The lounge area offers ample room for relaxation, complemented by a bay fronted window that fills the space with natural light. Meanwhile, the dining area provides space for a large family dining table and features patio doors that seamlessly connect the interior with the garden. The modern fitted kitchen is a true highlight, complete with integrated appliances, including a double oven, fridge, and freezer. A convenient breakfast bar for up to two people adds a touch of elegance. Additionally, there's a utility room tucked away under the stairs, with a WC located just off the main living area.

Ascending to the first floor, you'll discover three well-appointed bedrooms, each designed to provide comfort and style. The master bedroom benefits from fitted wardrobes, offering ample storage space while maintaining a clean and sleek look. Completing the first floor is a four-piece family bathroom, ensuring that the entire family can enjoy a relaxing bath or refreshing shower.

Outside, the property continues to impress. The large driveway can accommodate up to four cars, making it convenient for families with multiple vehicles. This driveway leads to a single integrated garage, providing additional parking or storage space. The rear garden offers a sense of seclusion and tranquility, with a raised patio area perfect for al fresco dining or simply enjoying the outdoors. Beyond the patio, you'll find a decent-sized lawn, offering plenty of space for children to play or for gardening enthusiasts.

In summary, this stunning family home combines modern living with practicality and style. With its convenient location, spacious interior, and delightful outdoor spaces, it offers the perfect blend of comfort and convenience for discerning buyers. Don't miss the opportunity to make this house your home.

















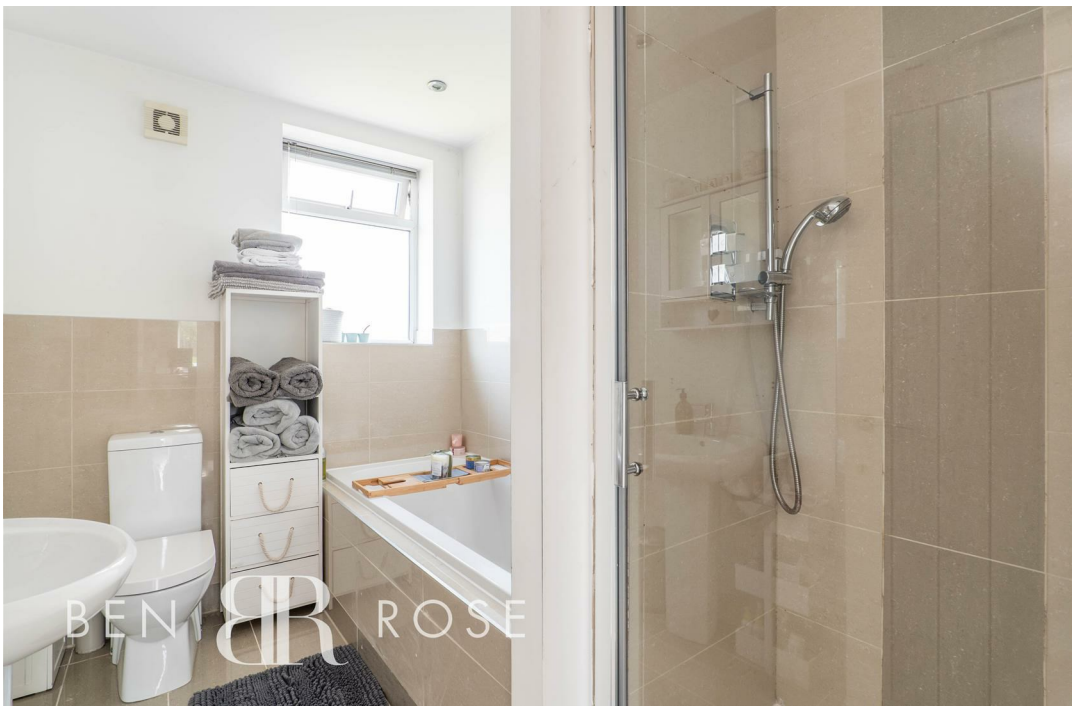




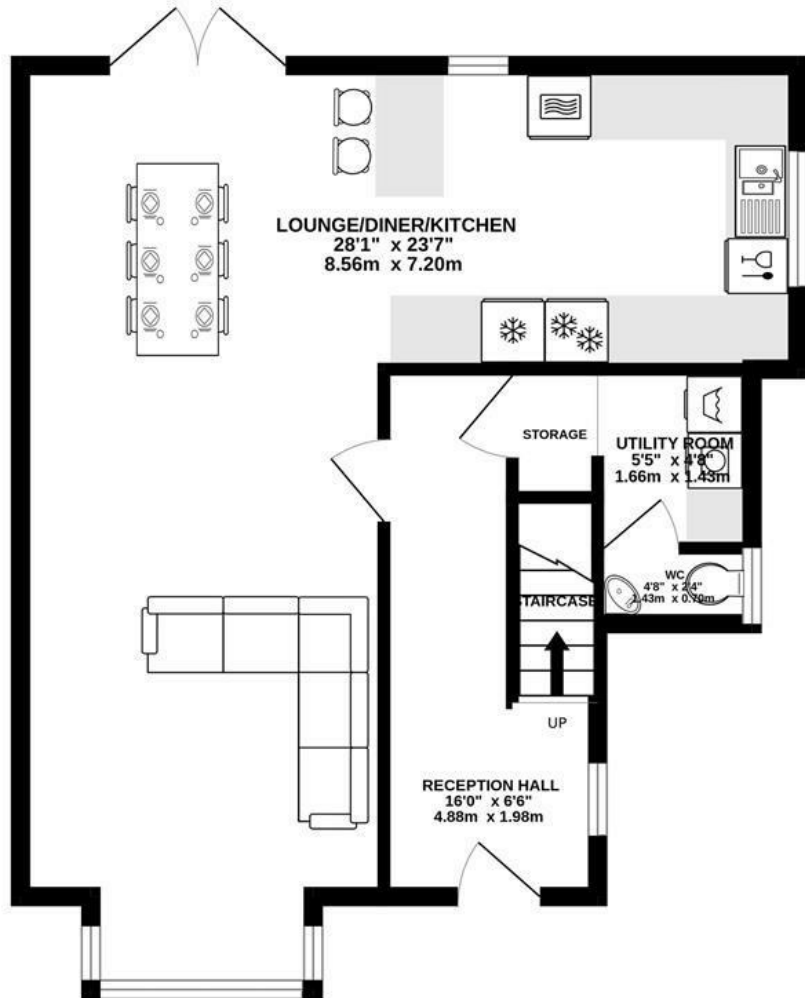
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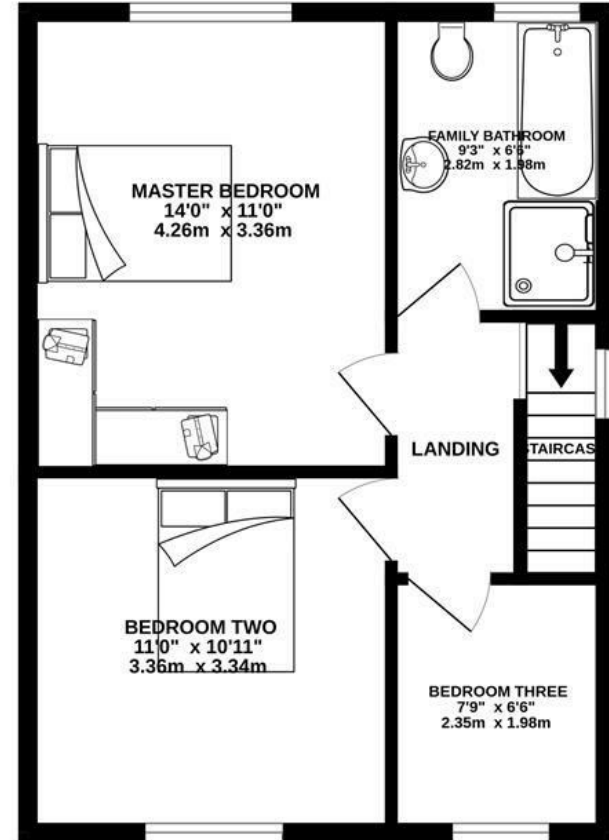
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GROUND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.

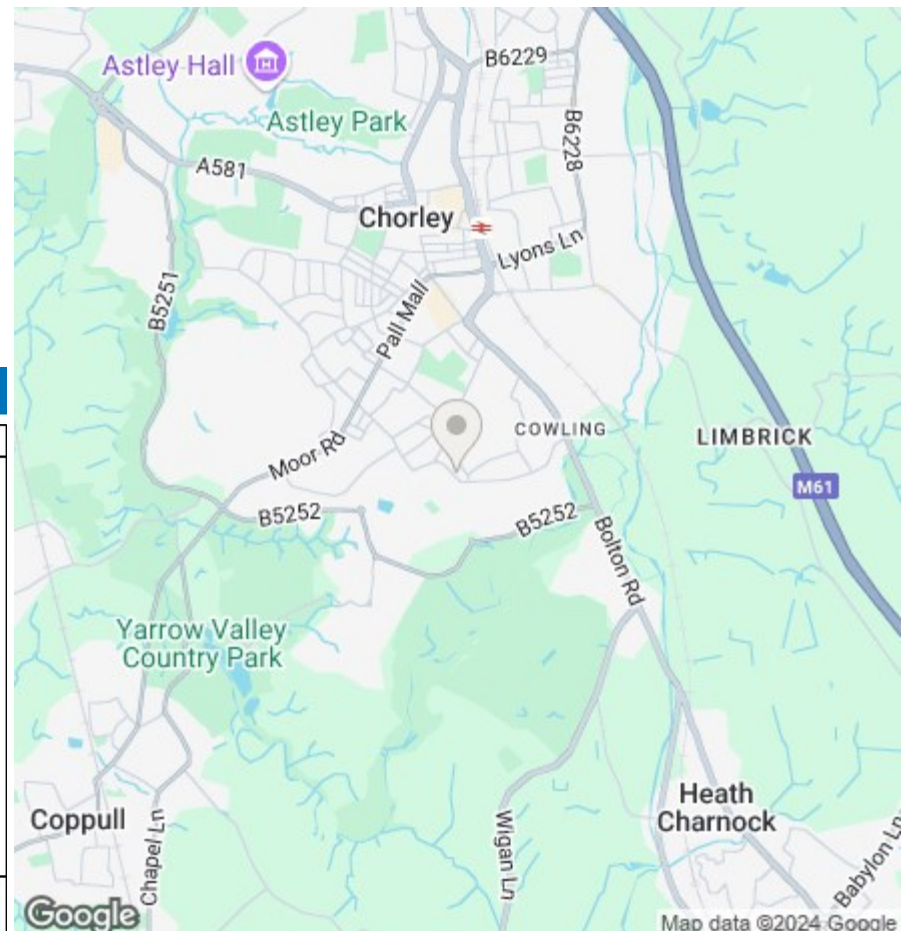


TOTAL FLOOR AREA: 991 sq.ft. (92.1 sq.m.) approx.

Whilst 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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### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>84</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>67</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

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