



**Clydesdale Drive, Chorley**

**Offers Over £184,995**

Ben Rose Estate Agents are pleased to present to market this well presented, three bedroom semi detached home, nestled in a sought-after development just outside of Chorley town centre. This immaculate home is tailor-made for a young couple or a small family seeking an ideal living space that exudes both comfort and style. Conveniently situated in a friendly neighbourhood, this residence enjoys close proximity to the town of Chorley, with excellent travel connections via the nearby Chorley train station, as well as easy access to the M6 and M61 motorways. The location is further enhanced by the presence of superb local schools, supermarkets, and an array of amenities, making it a very convenient place to call home.

Step inside, and you'll be greeted by a warm and inviting entrance hall, leading to a thoughtfully designed downstairs WC for added convenience. The spacious lounge, boasting an open staircase, awaits just beyond, offering a cozy space for relaxation and entertainment. Adjacent to the lounge lies the well-appointed kitchen/diner, complete with an integrated oven and the flexibility to accommodate other freestanding appliances. Perfect for gatherings, the diner effortlessly accommodates a large family dining table and provides easy access to the rear garden through the patio doors.

Venturing upstairs, you'll find three generously sized bedrooms. The master bedroom benefits from fitted wardrobes and even its own private ensuite. Bedroom two also features unique and beautiful, hand painted artwork found on both the wall and ceiling. Additionally on this floor is the newly refurbished three-piece family bathroom, featuring an over-the-bath shower for added convenience. The landing also features storage space as well as located above this floor is a boarded loft for even more storage options.

Externally, the property boasts on-road parking to the front, whilst there is also two, private, allocated spaces to the front also. Leading up to the front door is a garden surrounded by hedging as well as a private path through. The secluded rear garden offers a charming paved patio area as well as an additional decked patio - perfect for garden furniture. The garden further extends down the side of the home where there is handy space for a shed and access to the front.

In summary, this well-presented property combines the best of comfort, style, and convenience, making it a compelling choice for those seeking a place to call home. Don't miss the opportunity to make this house yours by contacting Ben Rose Estate Agents today to arrange a viewing of this remarkable property.





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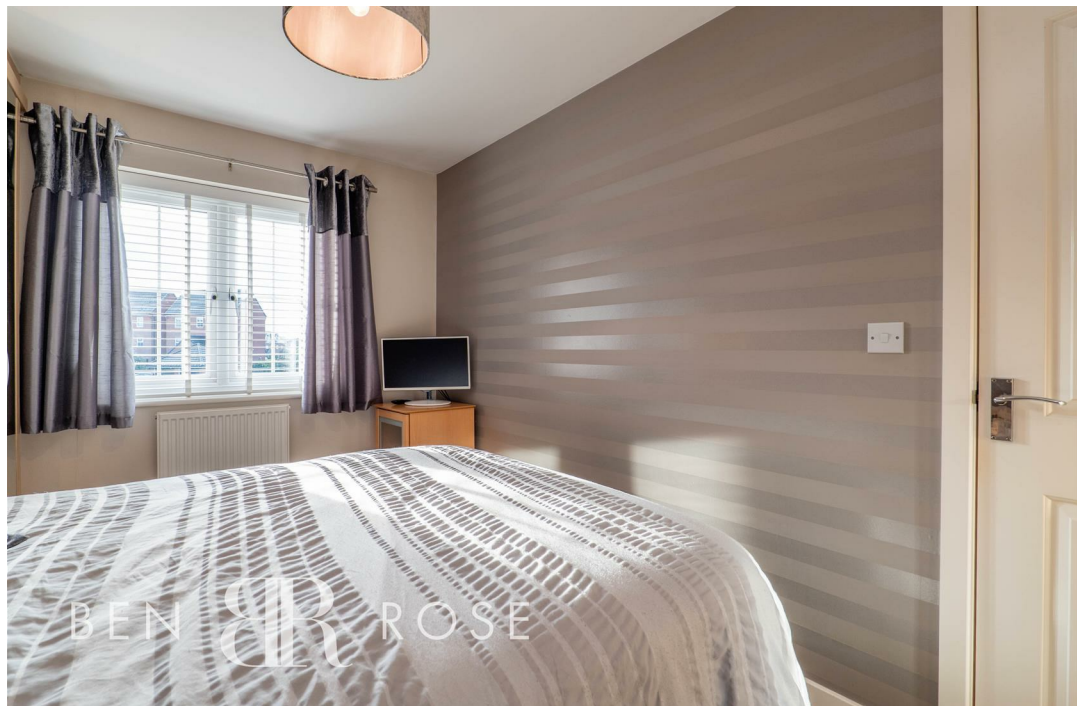


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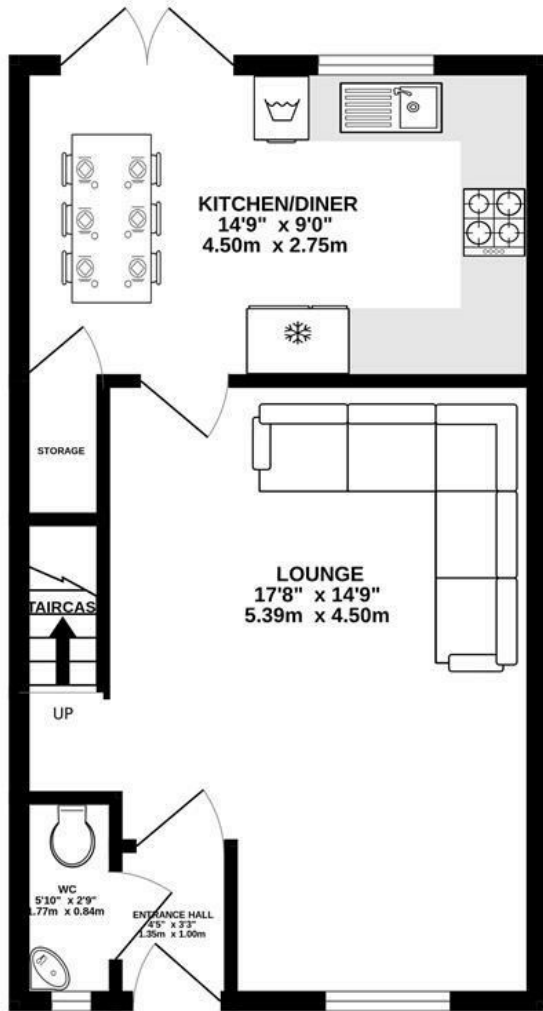




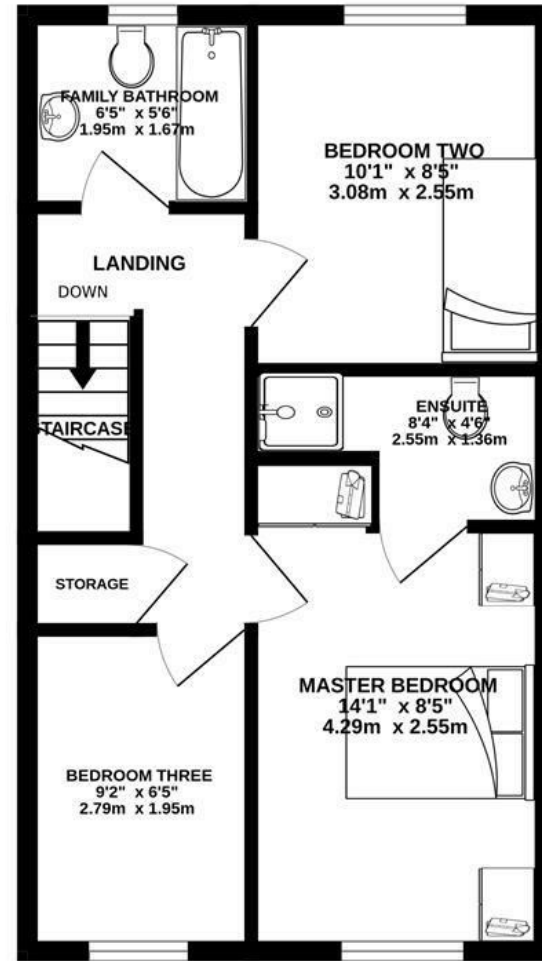




GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.

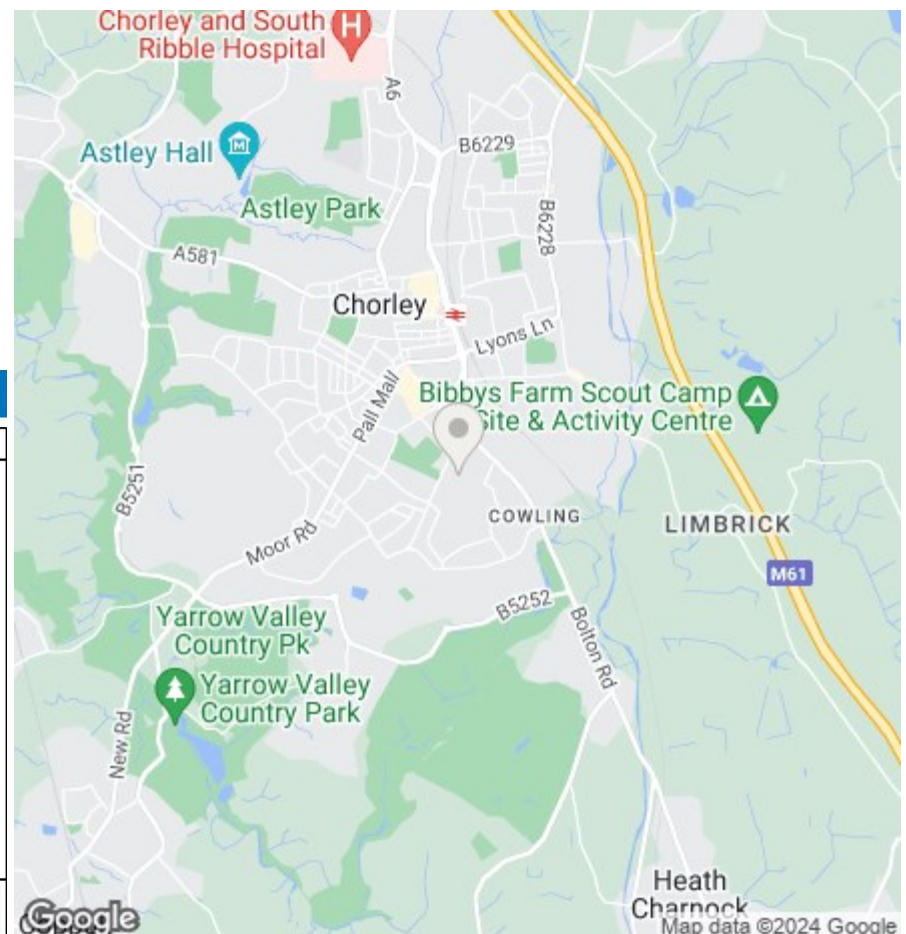


TOTAL FLOOR AREA: 788 sq.ft. (73.2 sq.m.) approx.

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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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) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>80</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 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	