



Pilling Lane, Chorley

Offers Over £179,995

Ben Rose Estate Agents are delighted to present to the market this charming two-bedroom, semi-detached bungalow located in a highly sought-after residential area within walking distance of Chorley Town Centre. This presents a fantastic opportunity for solo buyers or couples, offering easy commuting access to major northwest towns and cities via local motorways (M6 & M61), all while enjoying the scenic beauty of the local Lancashire countryside and benefiting from excellent local schools and amenities.

Internally, the property features a welcoming entrance hall leading to the spacious front lounge, which boasts a beautiful bay-fronted window and a feature fireplace. Progressing through the lounge, you'll find the kitchen which offers ample space for freestanding appliances, a convenient breakfast bar as well as access to the garden. Returning through the hallway, you'll find two good sized bedrooms with the master bedroom benefiting from integrated storage. Bedroom two currently serves as a dining room, providing versatile usage. The three-piece shower room is conveniently located off the hall.

Externally, the front of the property boasts a well-maintained garden alongside a flagged driveway with parking for one vehicle. The rear features a generously sized garden with a substantial lawn and a detached garage.





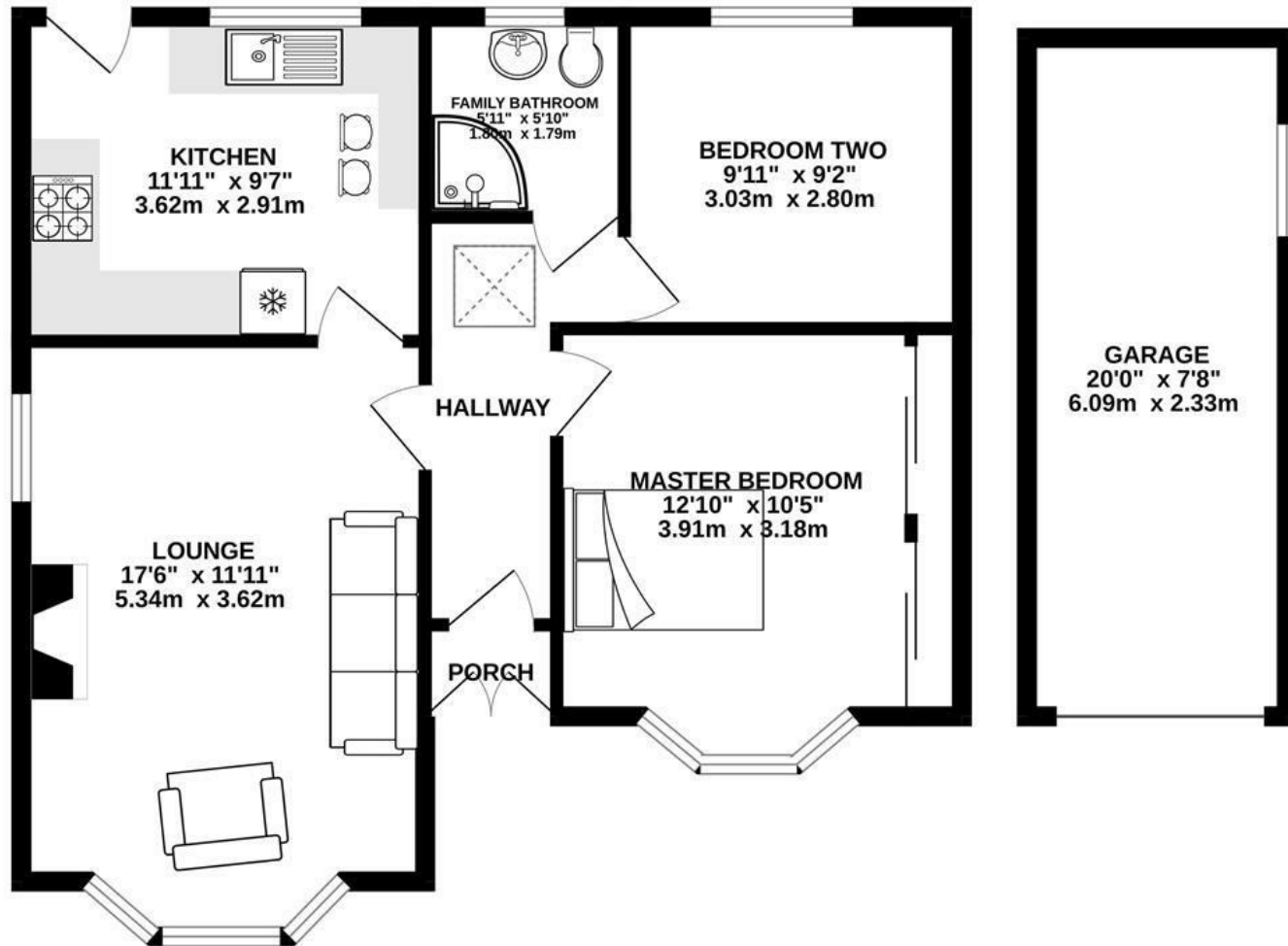








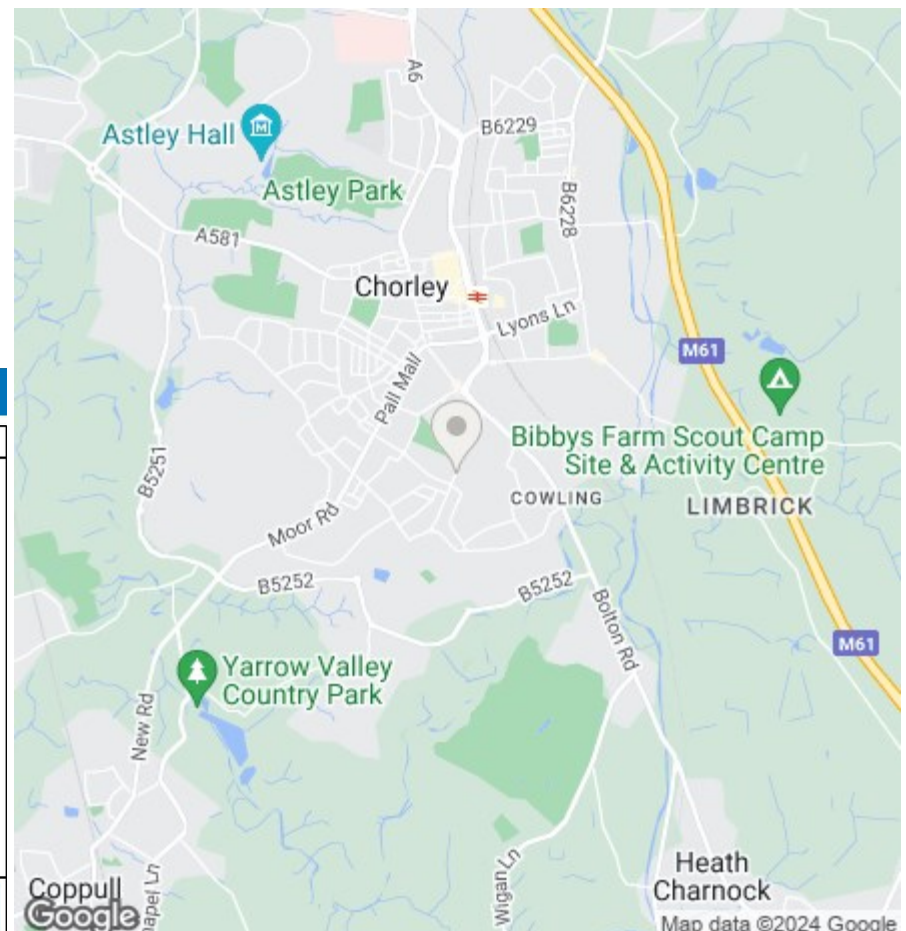
GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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