



## Draperfield, Chorley

**Offers Over £159,995**

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroomed semi in Chorley. Situated on a corner-plot, this charming home boasts wrap-around gardens and has been recently refurbished to a high standard. Nestled in a sought-after neighbourhood, residents here enjoy convenient access to local amenities and excellent travel links.

Step inside, and you're greeted by a welcoming porch leading into the lounge/bar area, perfect for entertaining guests or relaxing after a long day. The recently fitted kitchen offers modern convenience, while the conservatory/living area with a wood-burning stove provides a cosy retreat during colder months. Additional storage is available under the stairs, ensuring clutter remains out of sight.

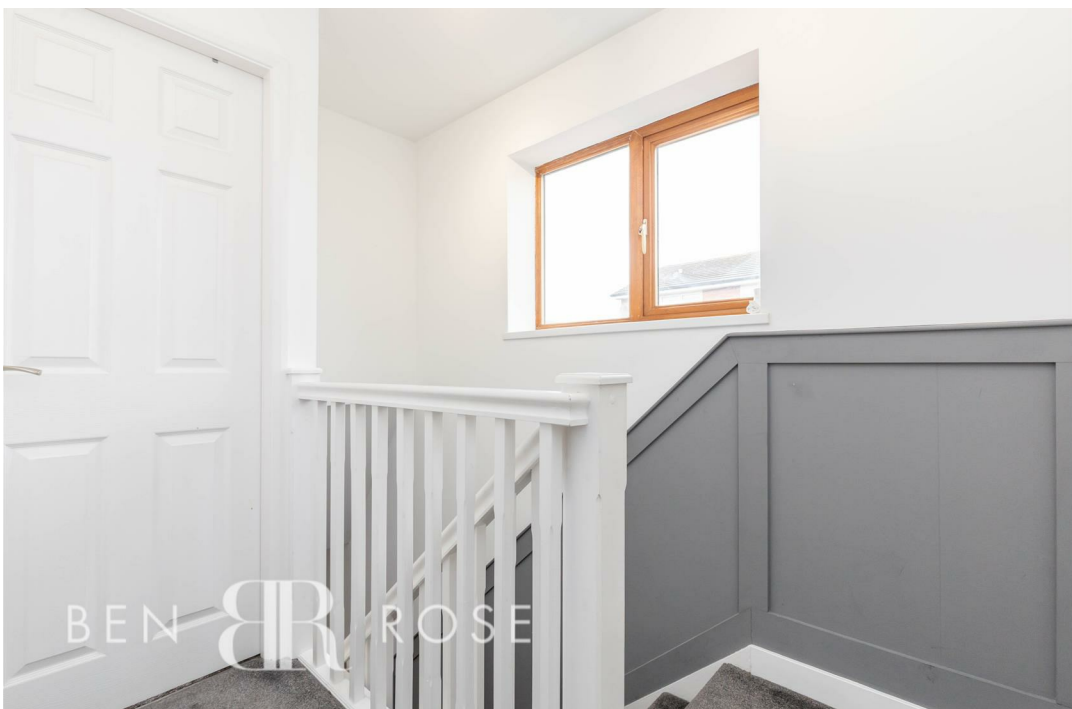
Ascending to the first floor, you'll find the master bedroom complete with built-in wardrobes, offering ample storage space. The second bedroom provides versatility, suitable for guests, a home office, or a cosy retreat. The family bathroom features a toilet, sink, bath, and shower over, catering to all your needs.

Outside, the property boasts a wrap-around garden with freshly-laid turf and patio areas, perfect for al fresco dining or enjoying the sunshine. On-street parking ensures convenience for residents and visitors alike.

This delightful home offers comfortable living spaces, modern amenities, and a prime location, making it an ideal choice for those seeking a relaxed lifestyle in Chorley.











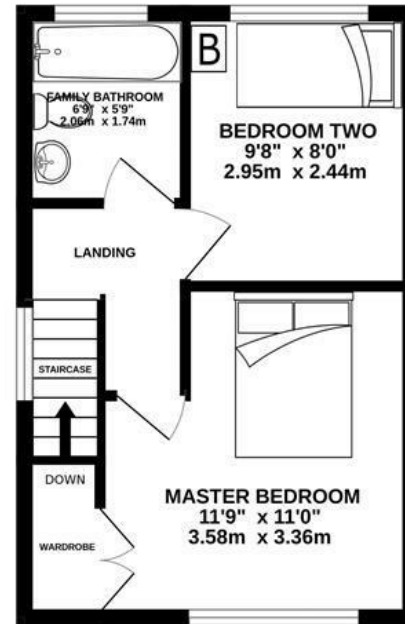


# BEN ROSE

GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



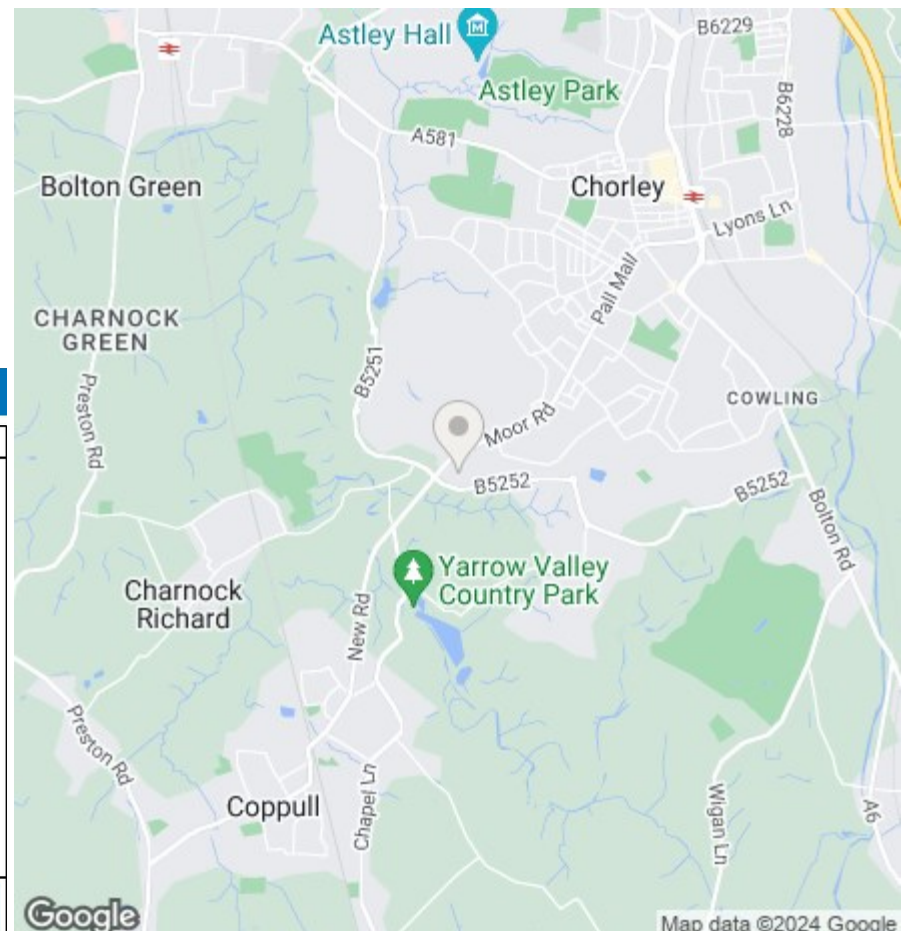
1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 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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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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>61</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	