



Foxcote, Chorley

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to the market this spacious three bedroom, detached true bungalow set within the much sought after area of Chorley. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) and is a short distance from Chorley Town Centre and its superb shops, bars and local amenities. In need of some modernisation throughout, this would make the ideal project home for a small family or first time buyer.

Internally, upon entering via the side of the property, you are welcomed into a spacious reception hall leading seamlessly to the kitchen. The kitchen is of a good size and provides ample storage and space for freestanding appliances. Continuing through the hall, you'll find two double bedrooms and a further single bedroom, with the master and bedroom two enjoying views of the rear garden.

Also found off the hall is the two-piece family bathroom featuring a bath and over-bath shower, a separate WC, and a convenient storage cupboard.

Towards the front of the home lies the generous lounge diner, offering ample space for a sofa set and family dining table and offering direct access to bedroom three.

Moving to the exterior, the property benefits from a driveway providing parking for two cars, with additional space along the side of the home leading to a single detached garage.

The rear garden is easy to maintain and offers a secluded space that is not directly overlooked, for outdoor enjoyment. Here you can find a mix of paved and lawned areas with gated access from the drive.

In summary, this property presents an excellent opportunity for those seeking a project home in a desirable location, offering spacious accommodation and great potential for personalisation.





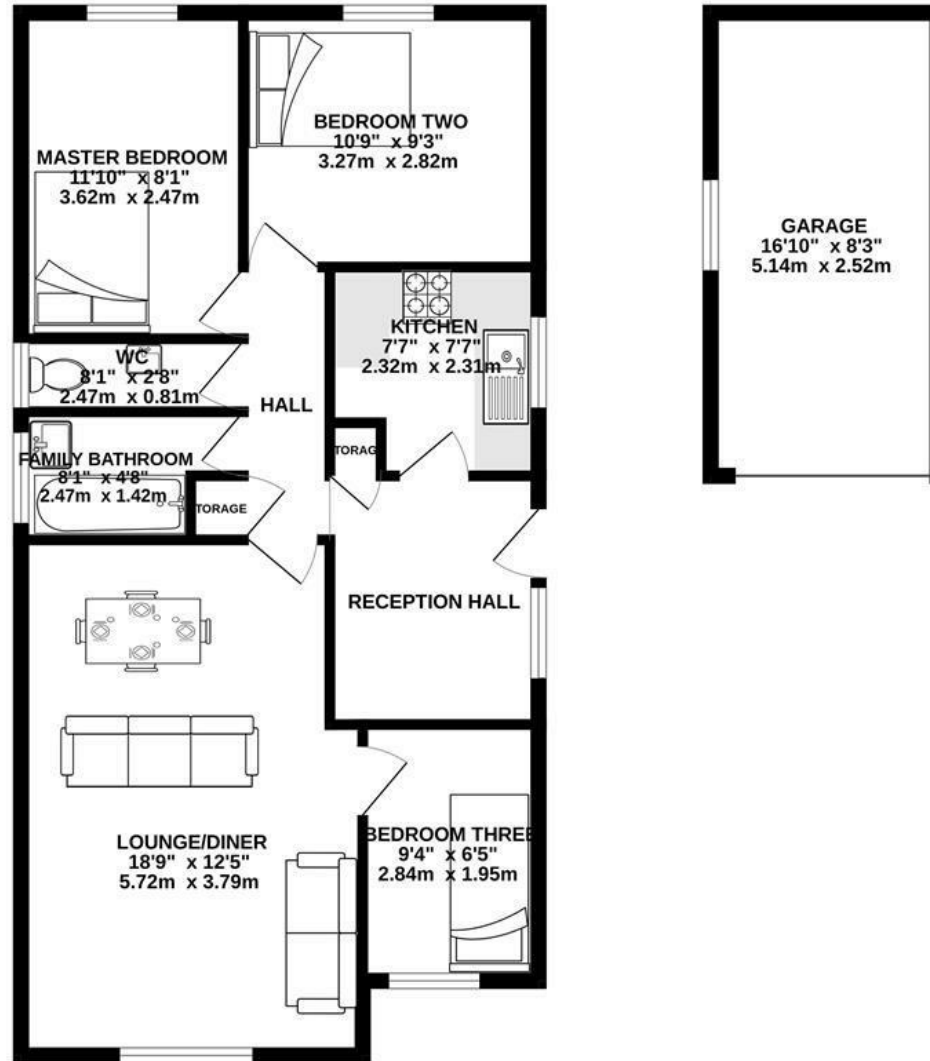








GROUND FLOOR
837 sq.ft. (77.7 sq.m.) approx.

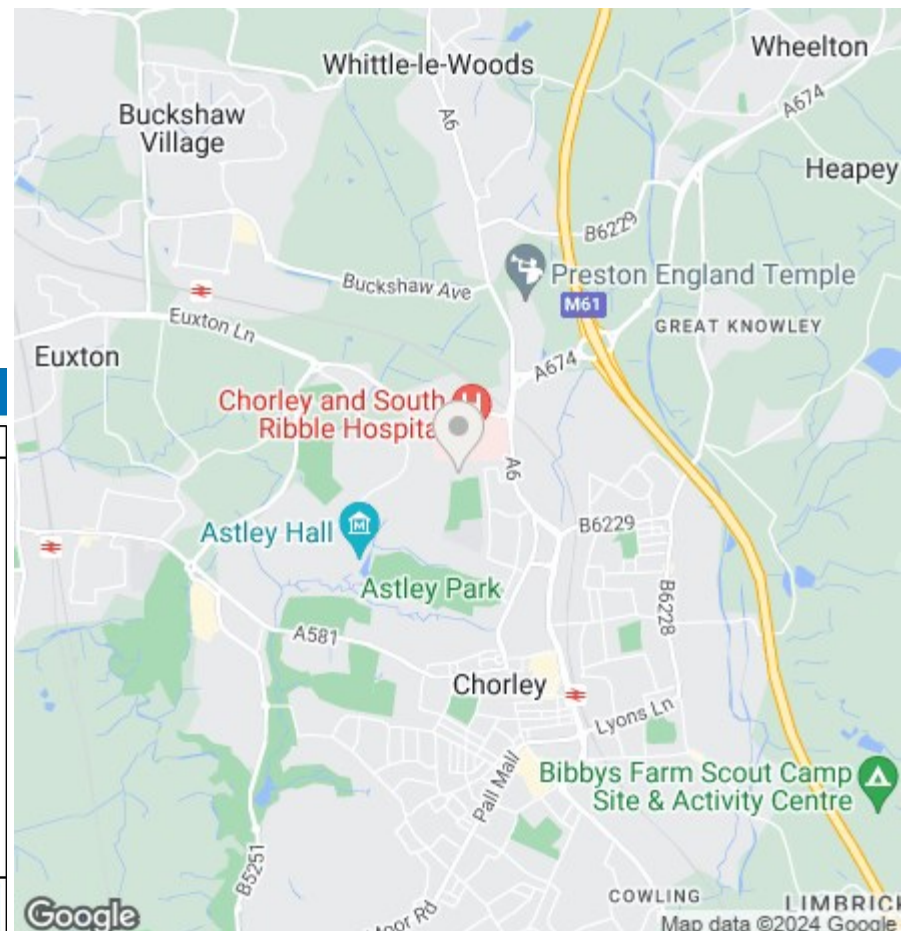


TOTAL FLOOR AREA : 837 sq.ft. (77.7 sq.m.) approx.

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		85
(81-91) B		
(69-80) C	69	
(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	