



**Preston Road, Chorley**

**Offers Over £229,995**

Ben Rose Estate Agents are pleased to introduce this three-bedroom semi-detached property, ideally located in the heart of Chorley. Perfect for a couple or small family, the property offers spacious living areas. Conveniently situated just a short drive from Chorley town centre, it is surrounded by excellent local schools, supermarkets, and amenities. Additionally, fantastic travel links are accessible via the nearby train station and the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Upon entering the property, you step into the reception hallway, providing access to all ground floor rooms and housing the stairs to the upper level. To your right, you'll discover the spacious lounge, boasting a large front-facing window and a feature fireplace. Continuing onward, you'll enter the dining room, which features a charming log burner fire and offers ample space for a large family dining table. Across the hall, the kitchen awaits, offering views overlooking the garden. It provides plenty of space for freestanding appliances, and a single door grants access to the side of the property. A convenient understairs WC completes the ground floor layout.

Moving upstairs, you'll find three well-proportioned bedrooms and a three-piece family bathroom equipped with an over-the-bath shower.

Externally, the front of the property boasts a large driveway, providing off-road parking for multiple vehicles. At the rear, a generously sized garden awaits, featuring a flagged patio, a laid lawn, and a pond. The detached garage, located here, offers additional versatile space with electricity.







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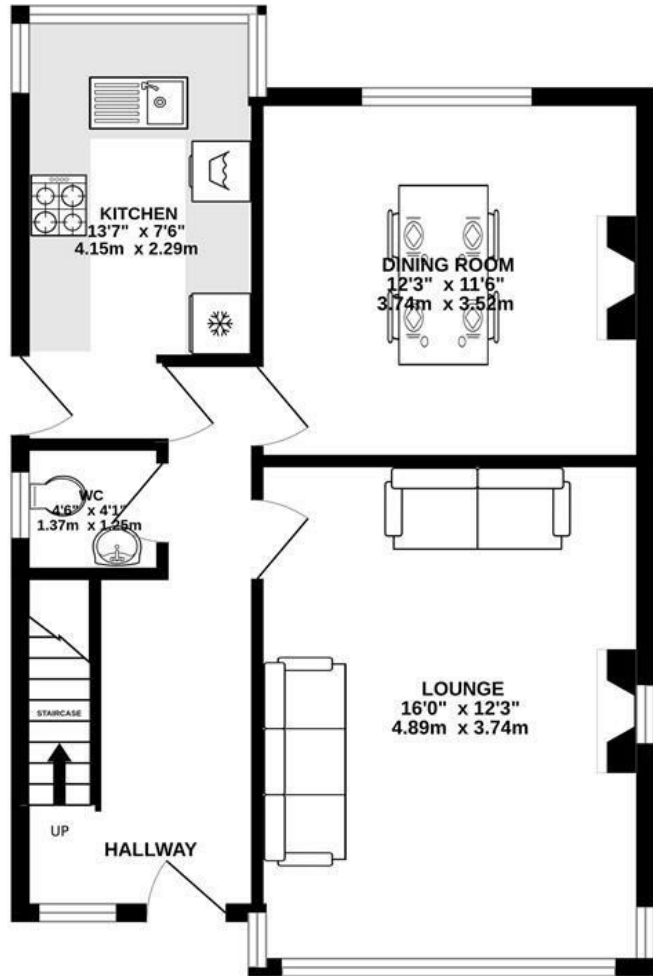


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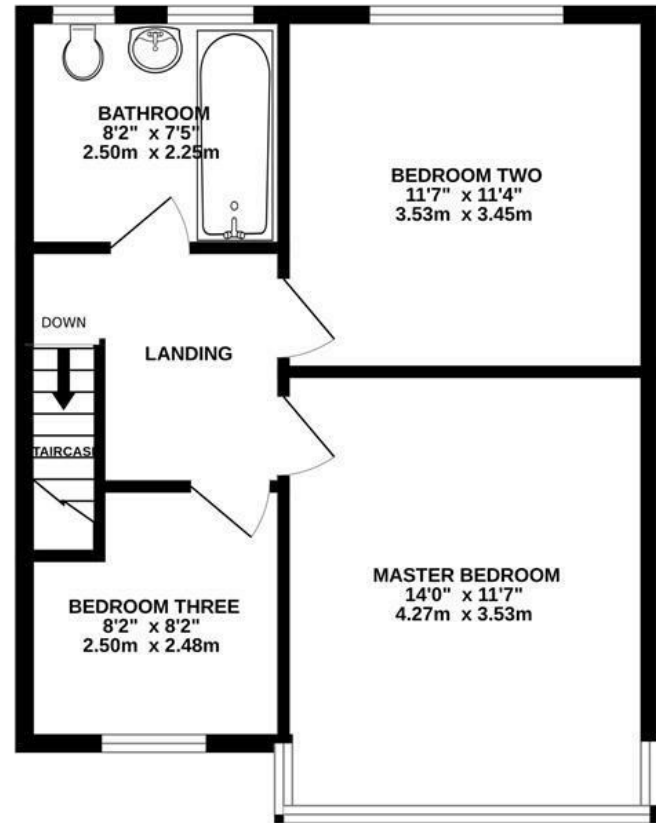


# BEN ROSE

GROUND FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



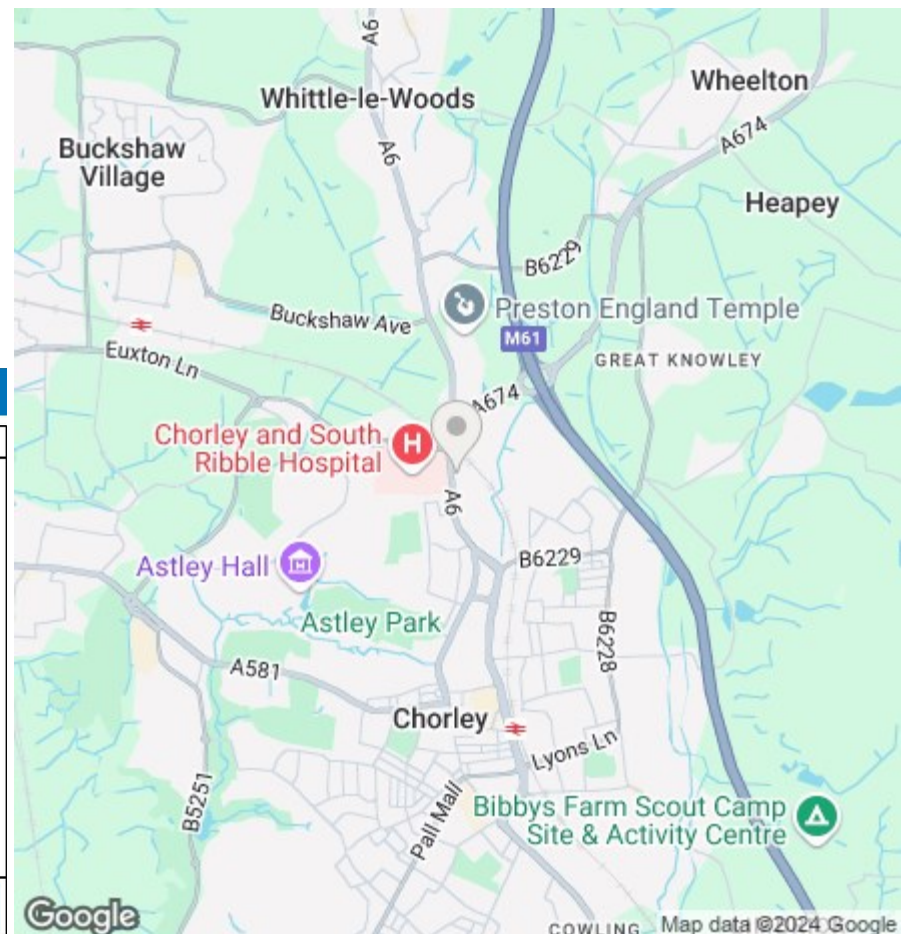
1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.1 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>		
(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	

Current: 71  
Potential: 83

## 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	