



Claremont Road, Chorley

Offers Over £144,995

Ben Rose Estate Agents are pleased to present to market this extended three-bedroom terraced house located in the heart of Chorley. This charming home offers spacious living accommodation perfect for families and first-time buyers alike. Situated in a prime location, the property benefits from excellent travel links and is close to a range of local amenities, schools, and picturesque parks.

As you enter the property, you are welcomed into a bright and inviting porch, leading into the hallway. To the front of the house is a spacious lounge featuring a beautiful bay window that floods the room with natural light. Continuing through, you will find a modern kitchen/diner with breakfast bar and French windows to the conservatory, which offers additional living space with views of the garden. Adjacent to the kitchen is handy under-stairs storage and the family bathroom, complete with a toilet, sink, and a bath with an overhead shower.

Moving upstairs, the first-floor hosts three well-proportioned bedrooms. The master bedroom includes a built-in wardrobe, providing ample storage space. Bedroom two features its own storage cupboard, ideal for keeping things tidy. The third bedroom offers a cosy space, perfect for a child's room or home office.

Externally, the property boasts a large rear garden, ideal for outdoor activities and gardening enthusiasts. At the front, there is a neatly kept garden with on-road parking available.

In summary, this extended three-bedroom terraced house in Chorley offers a perfect blend of modern living with a homely feel. With its spacious interior, conservatory, and large rear garden, this home is a must-see for anyone looking to settle in this vibrant community.















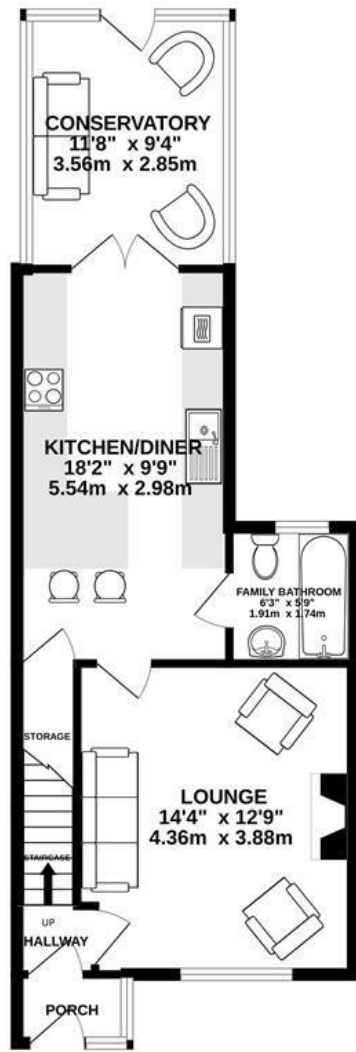






BEN ROSE

GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.

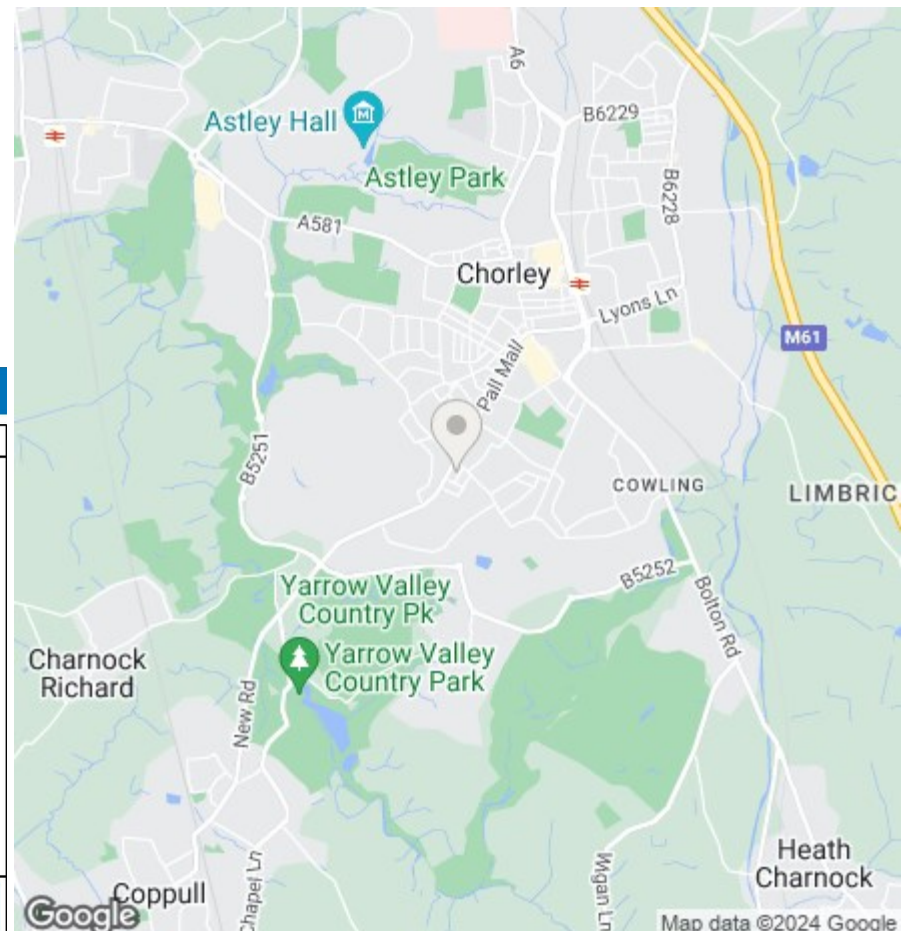


TOTAL FLOOR AREA : 872 sq.ft. (81.1 sq.m.) approx.

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