



Redwood Drive, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this charming four-bedroom semi-detached property, located in a highly desirable area of Chorley. Nestled in a peaceful neighborhood, this home offers a perfect blend of comfort and convenience, with easy access to the M6 and M61 motorways, making it ideal for first-time buyers and families alike. The property is surrounded by a range of amenities, including schools, shops, and parks, ensuring all your needs are catered to within a short distance.

Internally, the property features a welcoming entrance hallway with a convenient WC. Moving through, you will enter the spacious lounge, which boasts a feature fireplace, dual-aspect windows, and an open staircase to the upper level. Completing the ground floor is the modern kitchen/diner. The kitchen is equipped with an integrated oven and hob, with additional space for freestanding appliances, and there is ample room for a family dining table. You will also find access to understairs storage and the garden via double patio doors.

Moving upstairs, you will find four well-proportioned bedrooms, with the second bedroom benefiting from integrated storage. Additional storage can be found on the landing and the three-piece family bathroom, featuring an over-the-bath shower, completes this floor.

Externally, there are steps leading to the front door and a private driveway offering off-road parking for multiple vehicles. At the rear is a generously sized garden consisting of a laid lawn and a raised patio area, perfect for entertaining and relaxing.







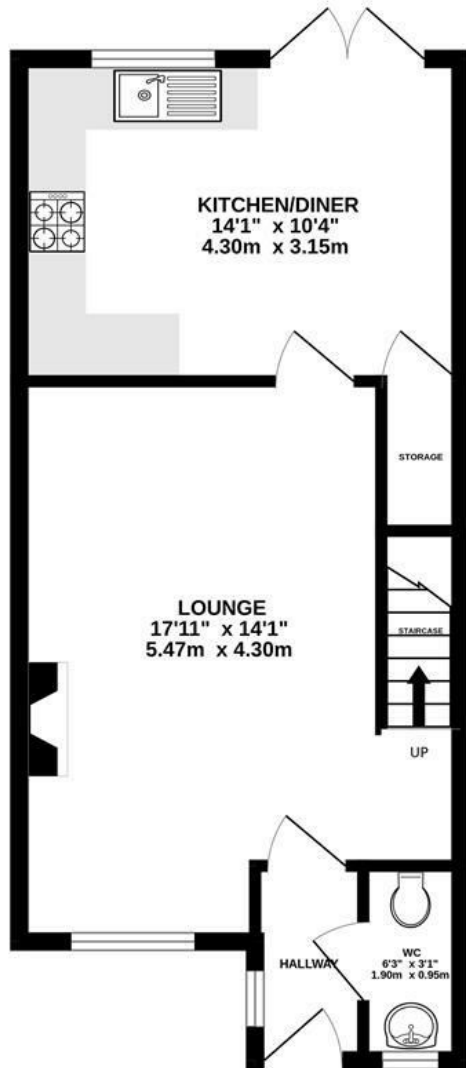




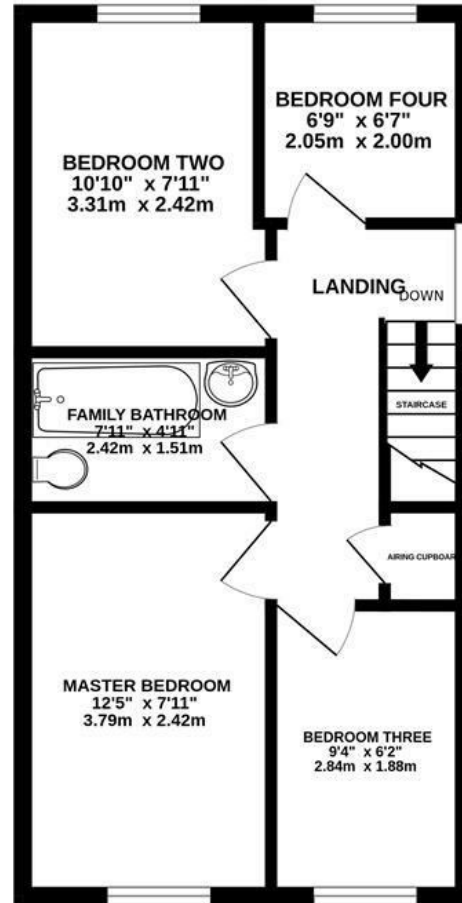


BEN ROSE

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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	87

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	