



Eaves Green Road, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom semi-detached property situated in the heart of Chorley. Ideal for first-time buyers, this home offers easy access to Chorley town centre and its superb amenities. The location boasts excellent travel links through nearby bus routes and Chorley train station, providing direct routes to Manchester, making commuting a breeze. Additionally, local shops, schools, and parks are within easy reach, adding to the convenience of this charming property.

Upon entering the property, you are welcomed by a bright entrance hall, which provides access to the stairs and the spacious lounge. The lounge, featuring a gas fireplace, is of a good size, offering ample room for a three-piece sofa set and additional furnishings. This room flows seamlessly into the modern kitchen/diner, which is equipped with ample wall and base units, as well as integrated appliances such as a hob and oven. There is also space for a breakfast bar or a small dining table, alongside access to under-stair storage. The kitchen/diner leads directly into the versatile conservatory, which enjoys views of the garden and provides an ideal space for a playroom, family room, or home office.

Moving to the first floor, you will find two double bedrooms. The master bedroom benefits from built-in storage, providing ample wardrobe space. The second bedroom is also of a generous size whilst the three-piece family bathroom features a bath with an over-bath shower, catering to all your needs.

Externally, the property features a good-sized rear garden with both lawn and paved areas, ideal for outdoor entertaining and relaxation. A large shed provides storage space and the single detached garage offers secure parking or additional storage options. The front of the home is lined with a tall hedge for privacy, easy-to-maintain lawn, and a driveway that can accommodate up to three cars. The property also benefits from new external uPVC windows installed within the last three years, enhancing energy efficiency and security, and new flooring throughout the ground floor.

This charming home offers a perfect blend of comfort and convenience, making it an excellent choice for those looking to settle in Chorley.

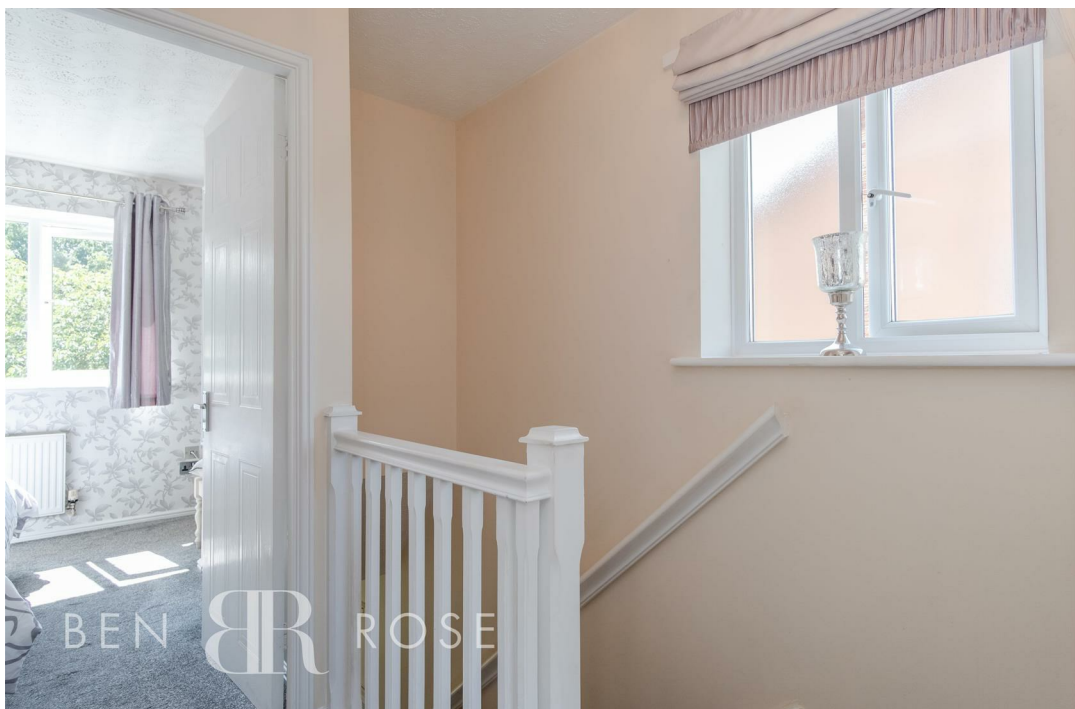


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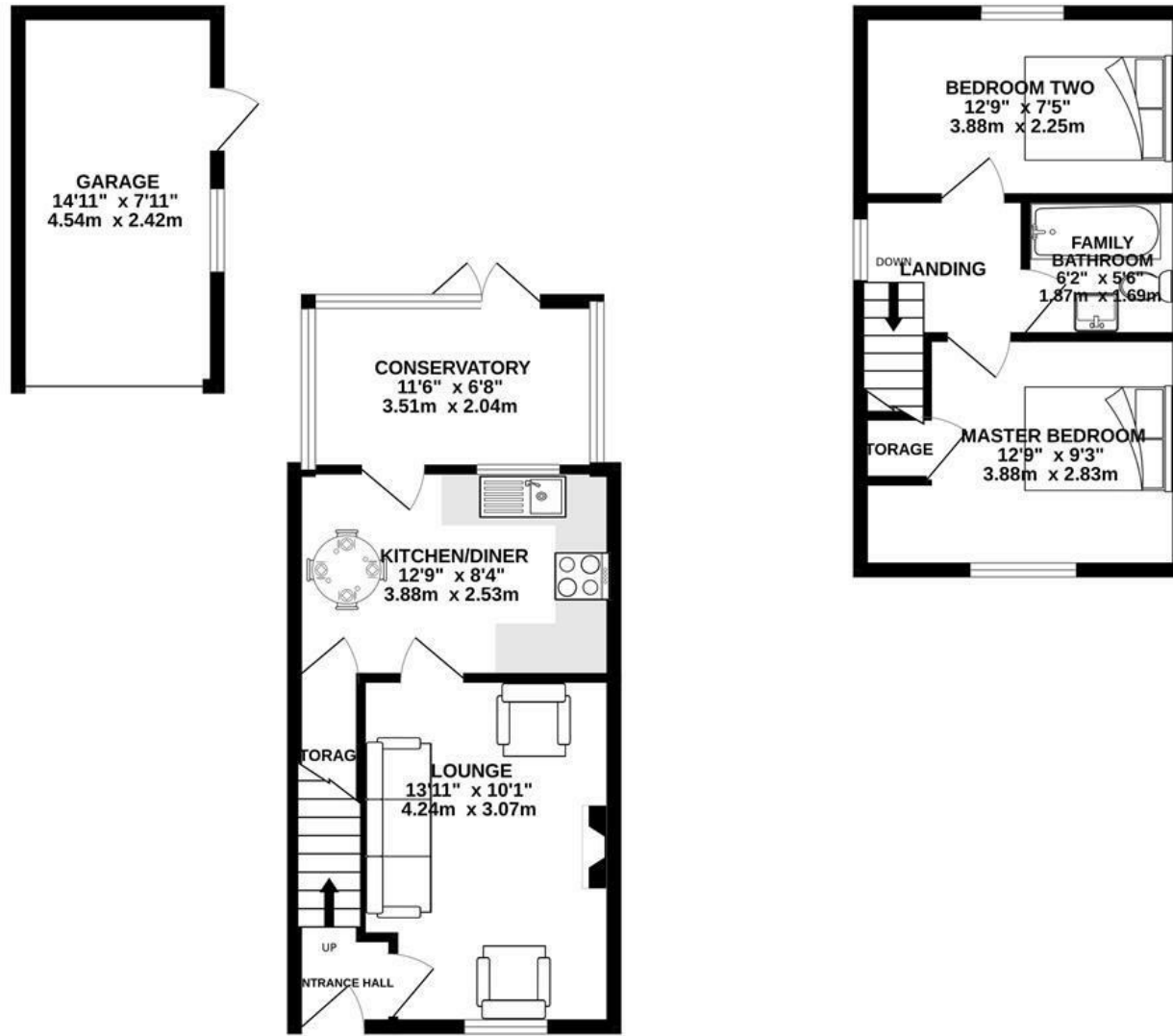




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GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.

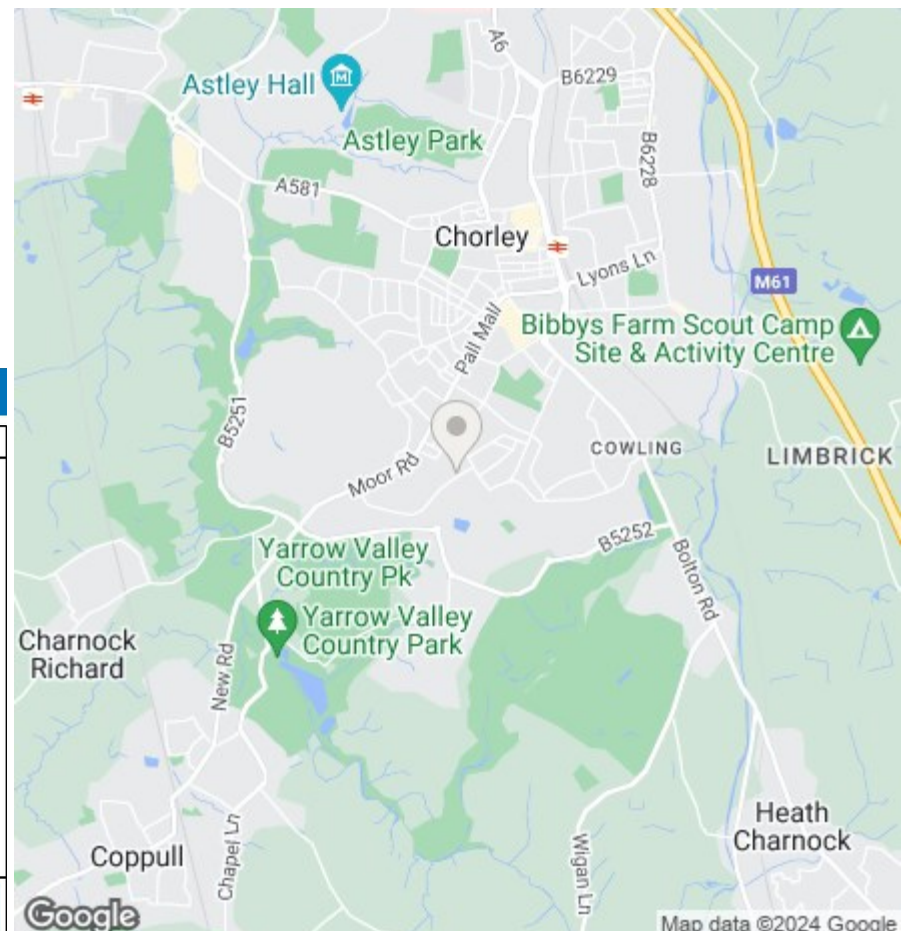


TOTAL FLOOR AREA : 757 sq.ft. (70.4 sq.m.) approx.

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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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	