



Chorley Hall Road, Chorley

Offers Over £374,995

Ben Rose Estate Agents are pleased to present to market this stunning, detached home situated just outside of Chorley town centre. This newly renovated home is ideal for families, offering multiple reception rooms as well as a secluded rear garden. With an abundance of amenities right on the doorstep, including a nursery next door and Starbucks just a few steps away, convenience is at its peak. Chorley town centre provides even more amenities, including a bus station and a train station with direct routes to Manchester and Preston. The property is only a 5 minute walk from St Michael's CE High School and St Laurence's CE Primary School. Travel links are further enhanced by the nearby M6 and M61 motorways, making commuting a breeze.

As you enter the ground floor, you are greeted by a welcoming reception hall, with the downstairs WC conveniently located just off to the side. The spacious front lounge has been recently decorated throughout and includes elegant storage cabinets and a charming feature fireplace. The majority of the ground floor is also fitted with stunning LVT flooring that adds to the charm and convenience. Moving back through the hall, the German fitted, open-plan kitchen/dining room showcases a perfect blend of contemporary and rustic charm, featuring integrated appliances throughout. The kitchen includes a breakfast bar that seats up to three people and ample space for a dining table, making it a perfect spot for family meals. This space seamlessly opens into a bright and airy orangery, perfect for additional entertaining space or a cosy reading nook. The ground floor also includes a convenient utility room, ideal for additional storage and laundry needs.

On the first floor, the open landing leads to four good-sized bedrooms, each providing ample space and comfort. The master bedroom benefits from a private en-suite, offering a touch of luxury and privacy. The remaining bedrooms are served by a three-piece family bathroom, complete with an over-the-bath shower, ensuring convenience for all family members.

The exterior of the home is just as impressive as the interior. To the front of the property is a driveway with space for up to three cars, leading up to a single detached garage. The secluded rear garden, recently professionally landscaped, features a delightful patio area, an astro-turfed lawn, and a covered entertainment space, complete with an area for an outdoor kitchenette—perfect for summer barbecues and gatherings. Additionally, the home is fitted with solar panels, enhancing its energy efficiency and sustainability.

For added peace of mind the home is still under warranty, adding even more appeal to the home.

In summary, this beautifully renovated home offers a perfect blend of modern living and convenience, making it an ideal choice for families seeking both comfort and accessibility.



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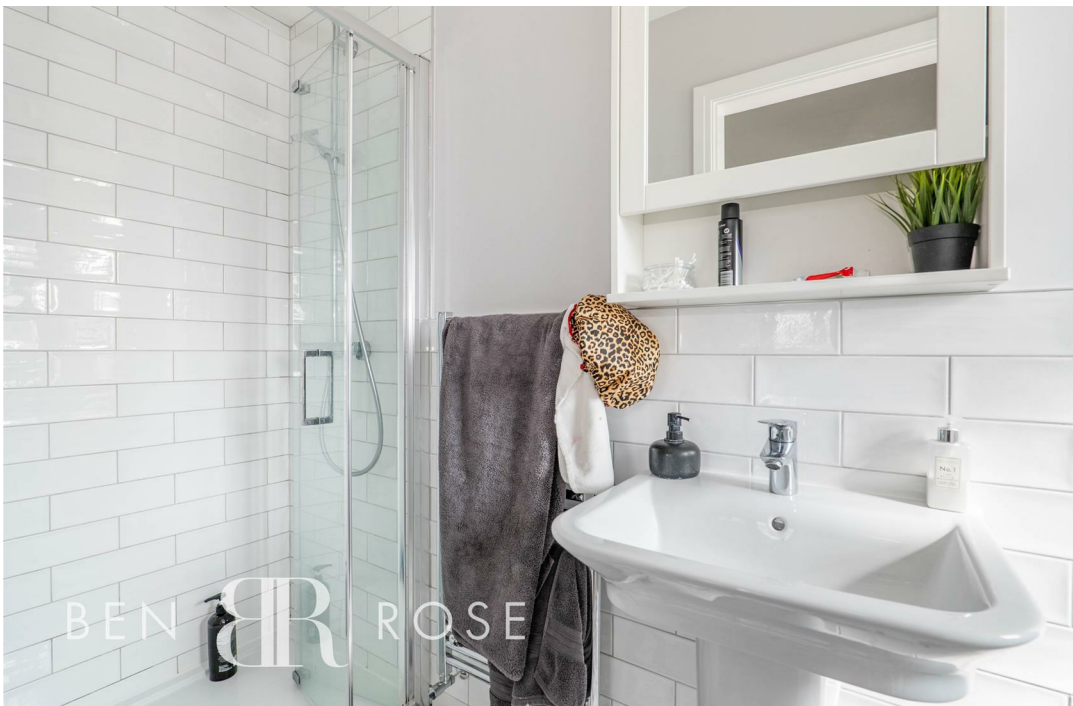
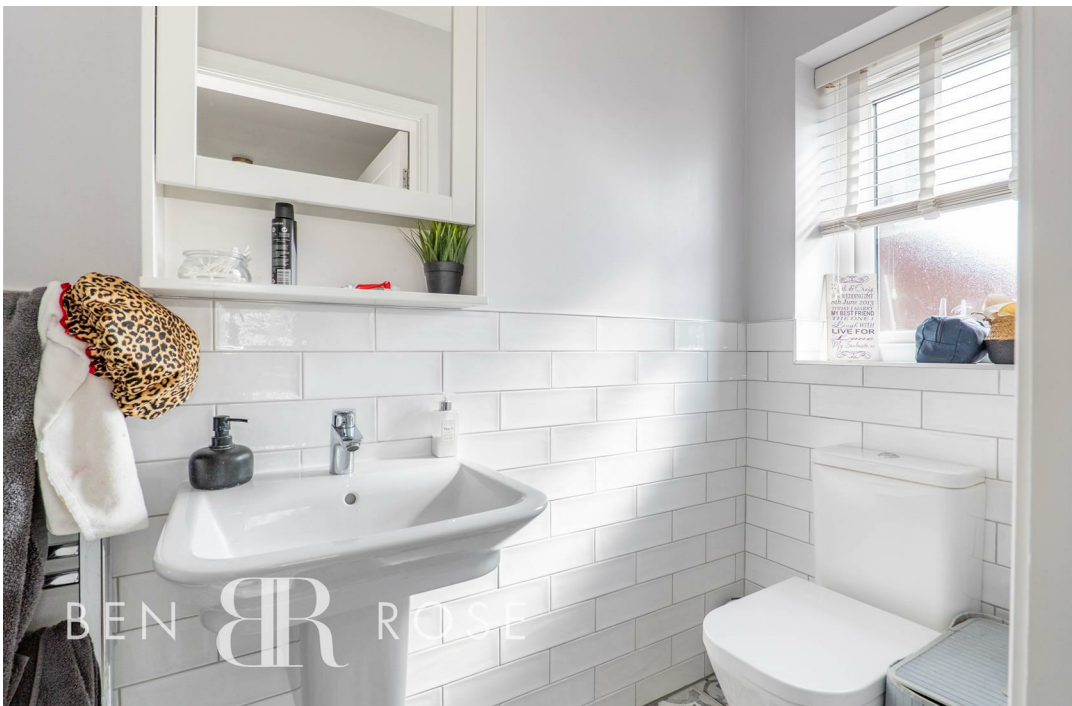
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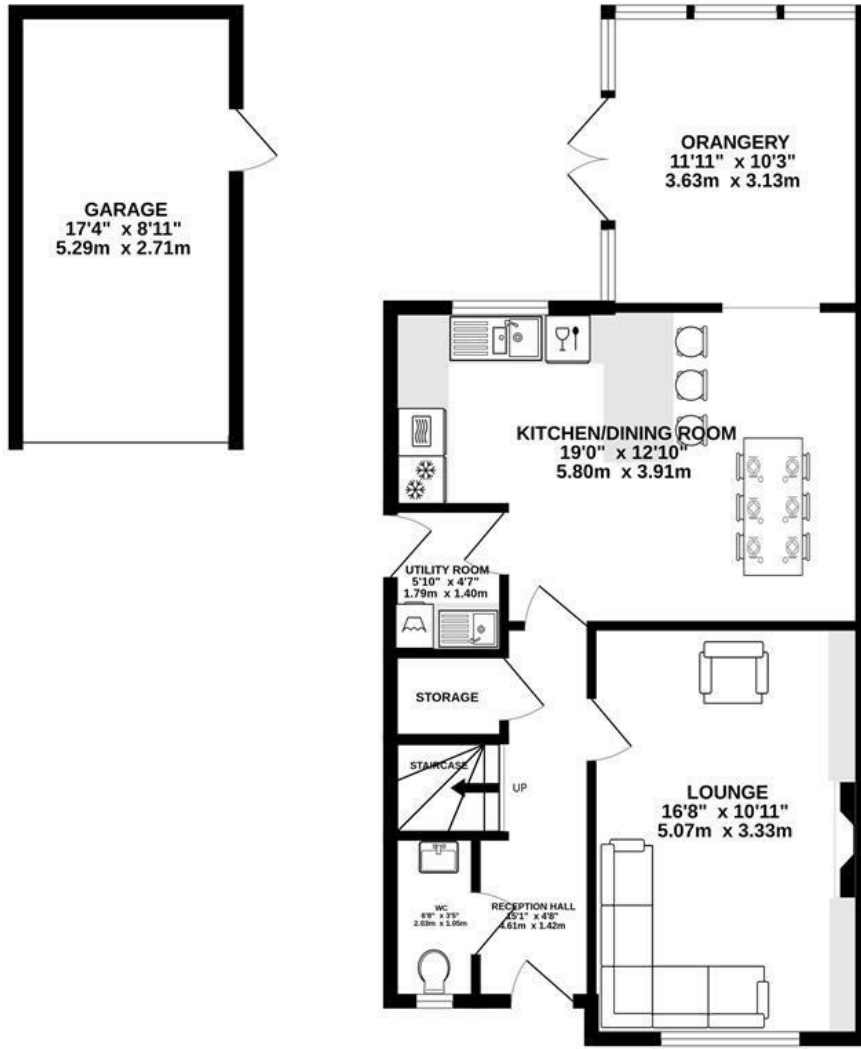




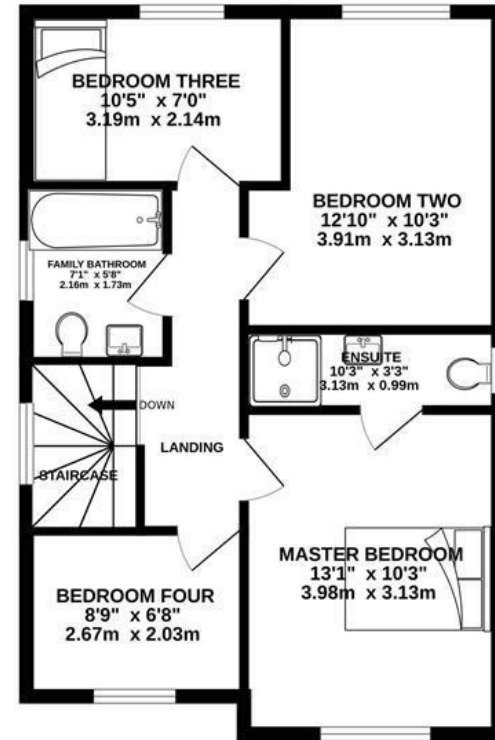


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GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.

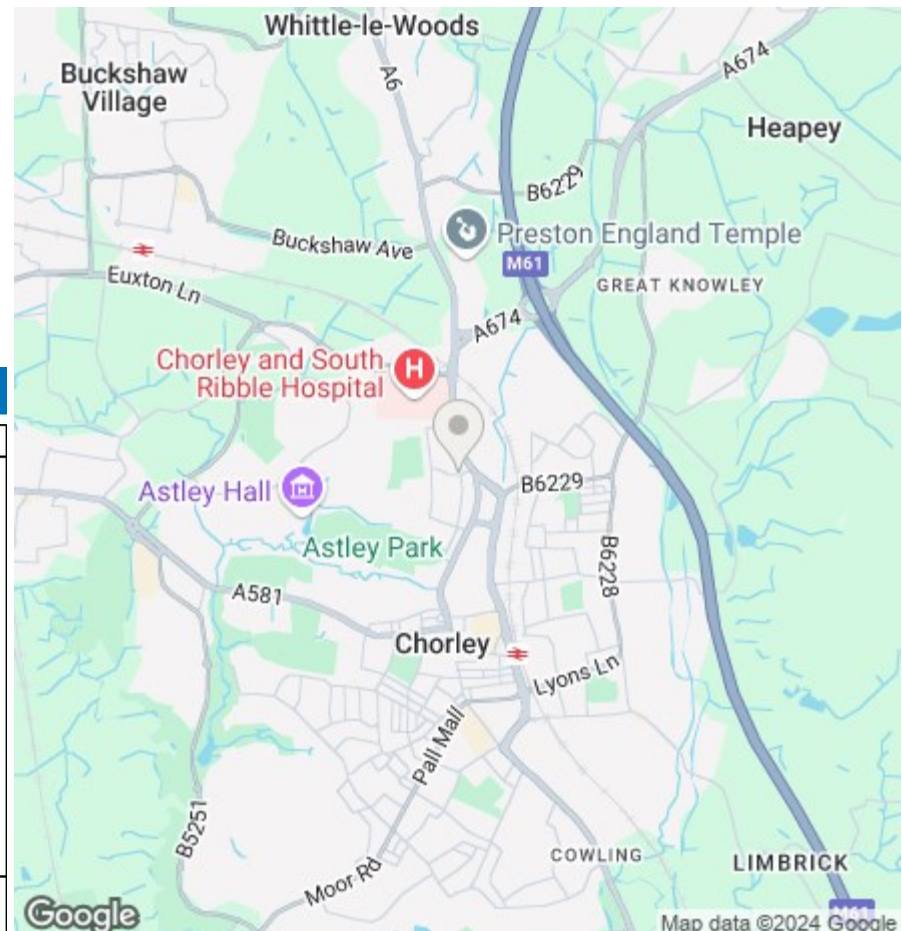


TOTAL FLOOR AREA : 1361 sq.ft. (126.5 sq.m.) approx.

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	