



Austin Drive, Chorley

Offers Over £329,995

Ben Rose Estate Agents are pleased to present to market this beautiful four-bedroom detached property, situated on a charming development just outside of Chorley town centre. This home is offered with NO ONWARDS CHAIN and would make an ideal residence for families. The location is highly desirable, with easy access to well-regarded schools, supermarkets, and a variety of restaurants. Excellent travel links are also within close proximity, including Chorley train station, offering direct routes to Preston and Manchester, as well as convenient access to the M6 and M61 motorways, making it perfect for commuting.

Upon entering the home, you are welcomed into the reception hall that features the staircase to the first floor. Just off the hall, you'll find a convenient WC with through access to a utility area, offering practicality for everyday family life. To the right of the hall lies the spacious lounge, where dual aspect windows allow natural light to flood the room. The focal point of this space is a modern floating multi-fuel burner, perfect for cozy evenings during the colder months. Continuing through to the heart of the home, the modern kitchen/diner is a delight, featuring integrated appliances throughout, ample workspace, and a breakfast bar that seats two. This open-plan space also accommodates a dining area, with patio doors leading directly to the rear yard, seamlessly blending indoor and outdoor living.

Moving up to the first floor, the open landing provides access to four well-appointed bedrooms. The master bedroom is a highlight, benefiting from fitted wardrobes and a private three-piece en-suite for added luxury. Bedroom two also features fitted wardrobes, offering plenty of storage. The family bathroom is modern and functional, equipped with a three-piece suite and an over-the-bath shower, catering to the needs of a busy household.

Externally, the property offers a well-maintained driveway with space for two cars, leading up to a single detached garage. Additional parking is available on the road. The rear of the property features a convenient, low-maintenance yard, perfect for outdoor furniture and outdoor dining. A separate covered seating area provides an additional spot for relaxation, regardless of the weather. Additionally, there is a modern outbuilding in the garden, currently set up as a bar and entertainment space. This versatile building is fully insulated with power and electrics, offering endless possibilities for use.

This property effortlessly combines modern living with practical family needs, making it a must-see for anyone seeking a move-in ready home in a sought-after location.







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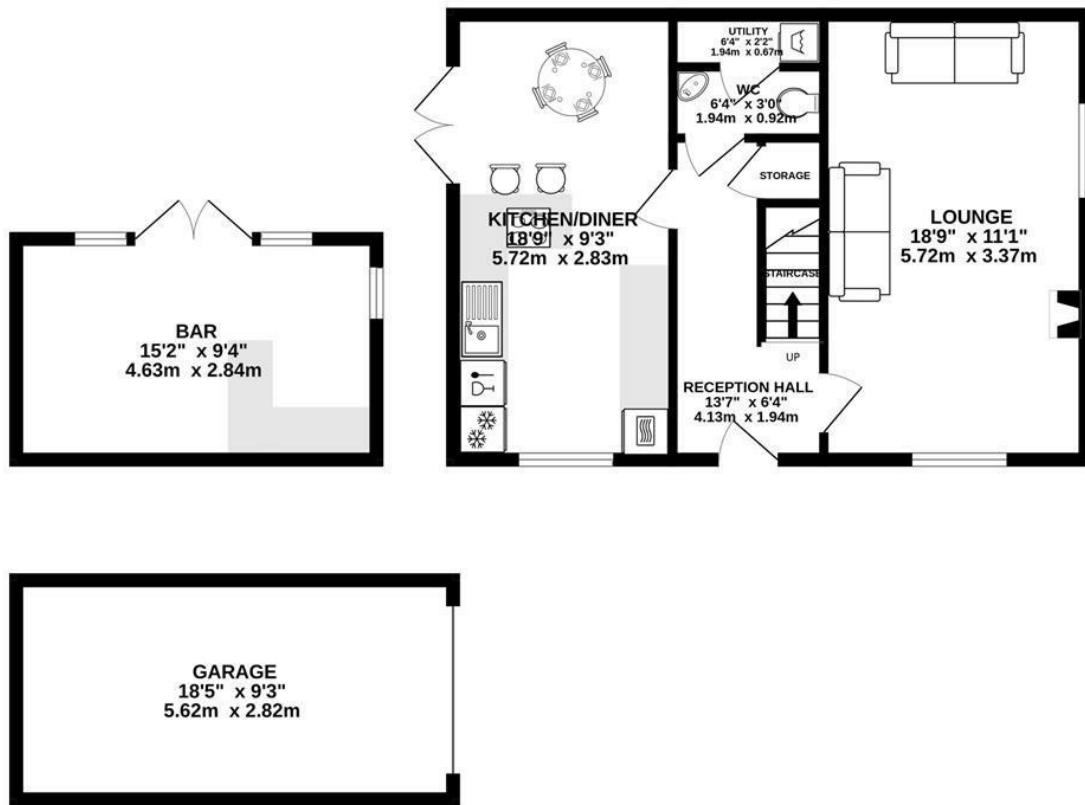




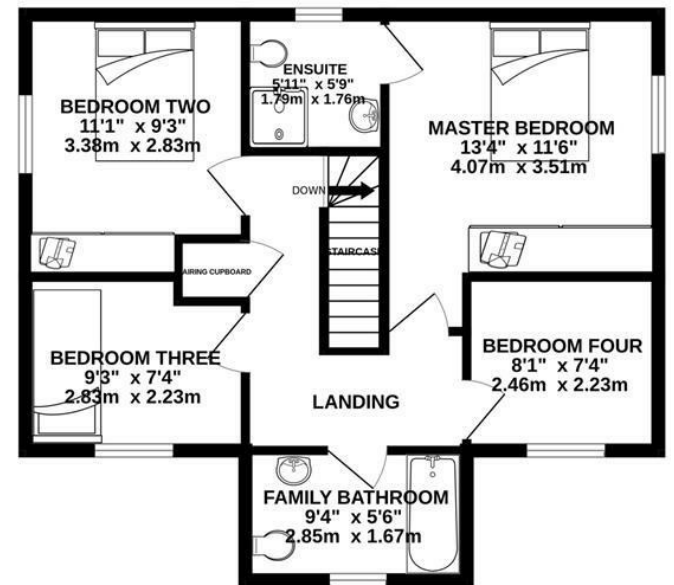


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GROUND FLOOR
810 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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			87
(81-91) B		76	
(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 (CO ₂) 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		

