



Quarry Road, Chorley

Offers Over £209,995

Ben Rose Estate Agents are delighted to bring to market this three bedroom, semi detached property situated on a quiet cul de sac close to Chorley town centre. Ideal for families the property is located near to both the towns of Chorley and Leyland and has an abundance of schools, supermarkets and other local amenities within a short drive away. There is also fantastic travel links via local bus routes and the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall where the downstairs WC can be found. From here you'll find access to the spacious lounge with a front-facing window allowing for ample light and external patio door access to the garden. Adjacent to this is the kitchen/diner with enough room for a family dining table, integral wall and base units, integrated hob/oven and fridge freezer and space for other freestanding appliances.

Moving upstairs, you'll find three good-sized bedrooms with the master benefitting from integrated wardrobe space and a three-piece ensuite/shower room. The three piece family bathroom with an over the bath shower, and airing cupboard can also be found on this floor.

Externally, to the side of the property is a driveway for multiple cars leading up to the single detached garage. Also found to both the right and left hand sides of the home are easy good sized easy to maintain north and south facing gardens.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice



BEN  ROSE



BEN  ROSE



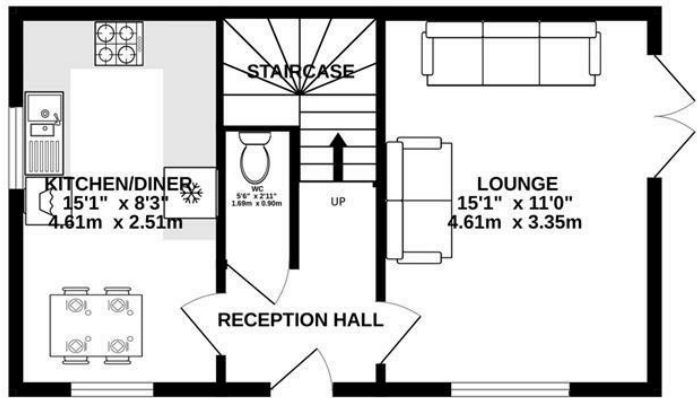




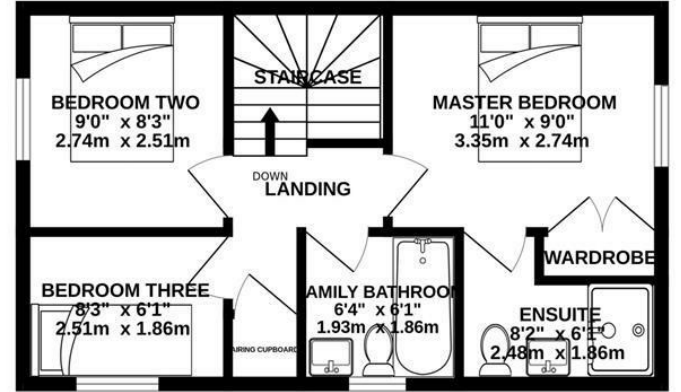




GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.

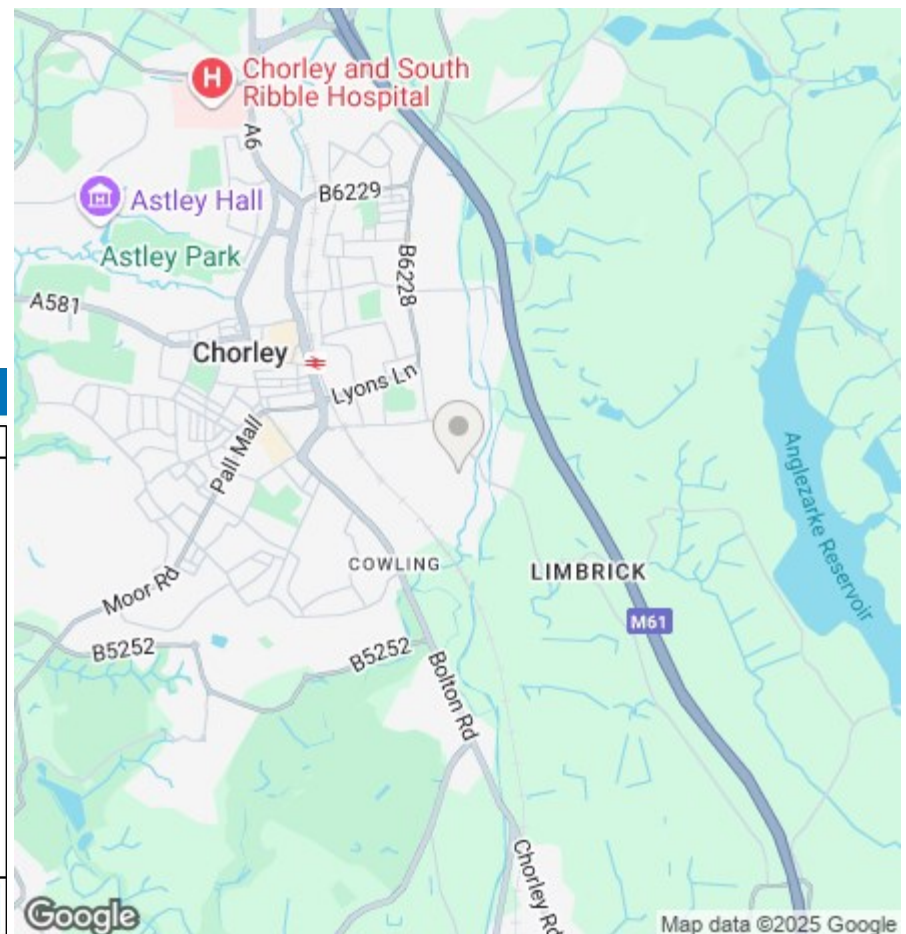


TOTAL FLOOR AREA : 936 sq.ft. (87.0 sq.m.) approx.

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.
Made with Metropix ©2024



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		91
(81-91) B	78	
(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	