



## Collingwood Road, Chorley

**Offers Over £179,995**

Ben Rose Estate Agents are pleased to present to market this NO CHAIN, two-bedroom detached true bungalow, situated on the ever-popular Collingwood Road in Chorley. This charming property is ideal for first-time buyers or couples looking to get onto the property ladder, offering a fantastic opportunity for those seeking a project home with refurbishment potential. Conveniently located on a bus route, the home benefits from excellent travel links, with the M6 and M61 motorways providing easy access to major northwest towns and cities. You'll also find good local schools, supermarkets, and essential amenities just a short distance away. Early viewing is highly recommended to avoid any potential disappointment.

As you step through the front door, you're welcomed into a spacious entrance hall, providing access to the main living areas. To the front of the property, you'll find a bright and airy lounge, featuring a fireplace and a large bay window that floods the room with natural light. Moving further into the home, the dining room, offers integrated storage and leads seamlessly into the kitchen, which boasts space for freestanding appliances and direct access to the rear garden. The layout of the ground floor offers potential for those looking to open up the kitchen into the dining room or extend towards the rear. A three-piece family bathroom, complete with an over-the-bath shower, sits just off the hallway, along with a handy storage cupboard. Completing the ground floor are two generously sized double bedrooms, with the master bedroom also benefitting from an additional bay window, providing ample light and a welcoming atmosphere.

The property features a large attic space, offering excellent potential for a loft conversion, subject to the necessary planning permissions.

Externally, the home offers a good-sized, low-maintenance rear garden, perfectly positioned to enjoy the south-facing aspect. The side of the property provides access to an extensive driveway, offering off-road parking for up to three cars. Additionally, the home is set back from the road, with a hedge-lined front garden providing privacy.

This bungalow, with its potential for refurbishment and future extension, is a fantastic opportunity for those looking to create their ideal home.





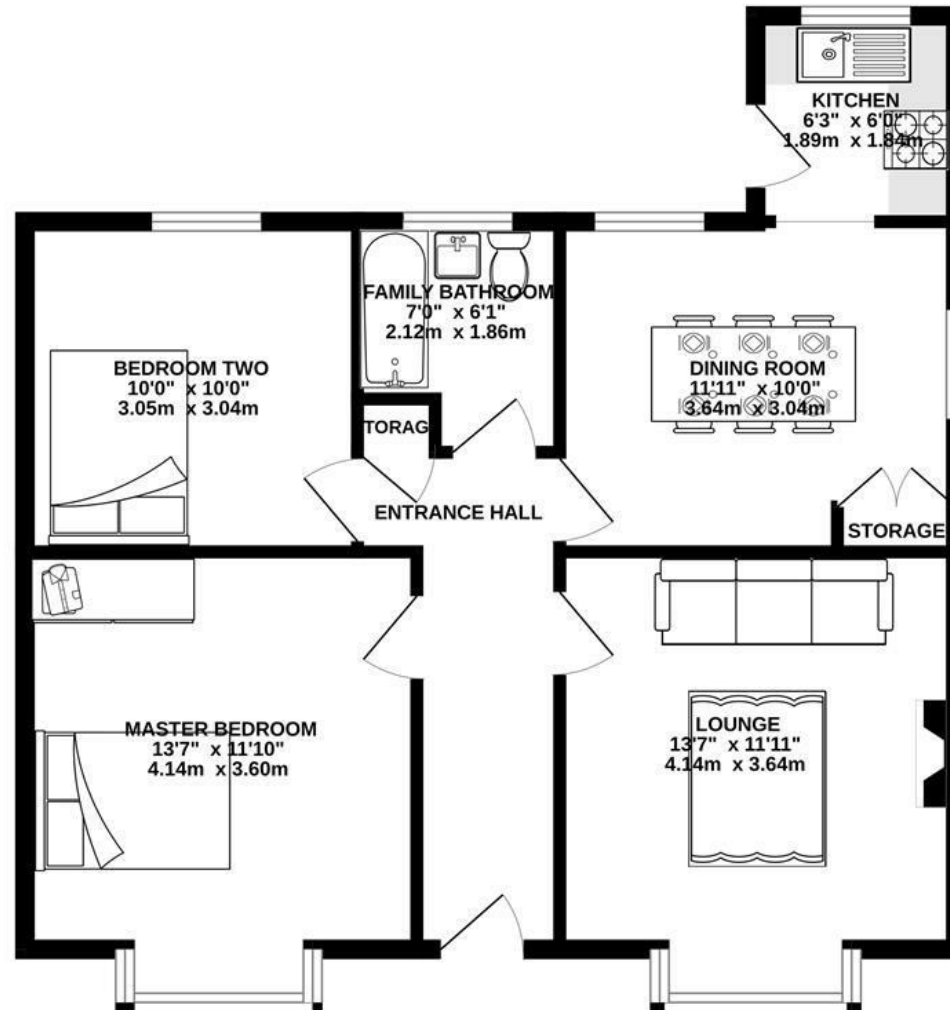








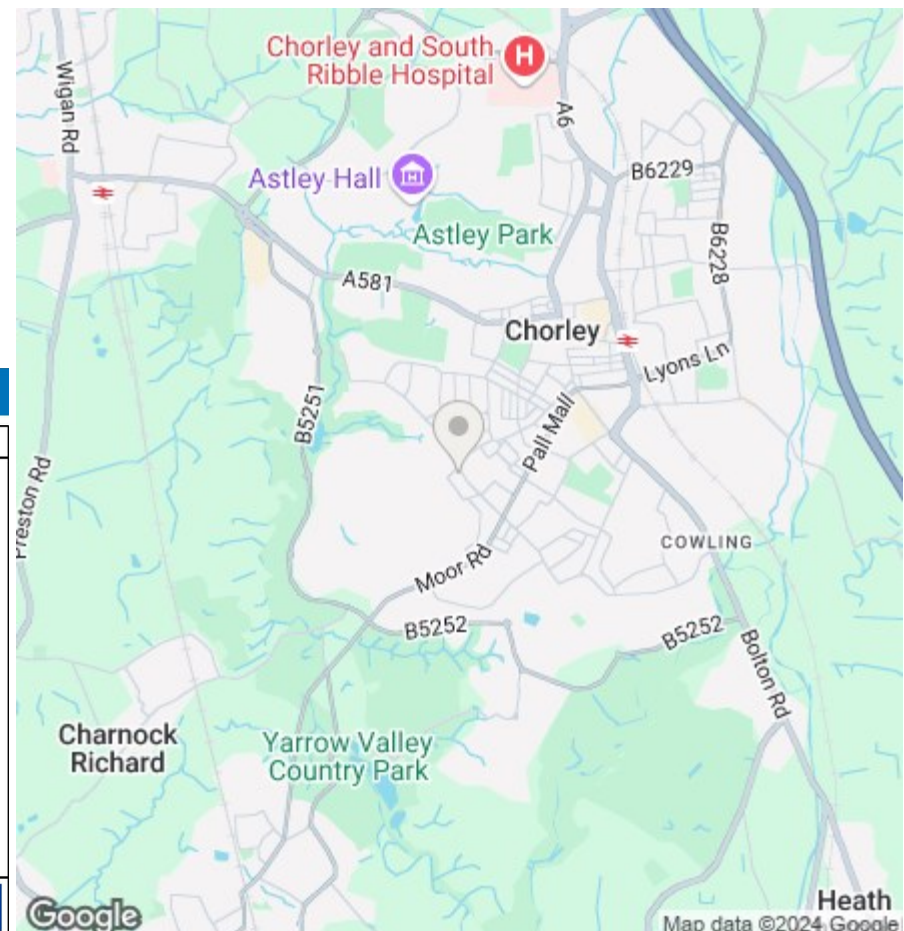
GROUND FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.1 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.  
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) <b>A</b>	<b>81</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>61</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC