



Yew Tree Close, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this secluded, semi-detached three-bedroom home, nestled away towards the end of a quiet cul-de-sac in a picturesque part of Chorley. The property offers beautiful surroundings, with scenic walks leading to Yarrow Valley Country Park and the convenience of having Duxbury Golf Course right on your doorstep. Additionally, its strategic location provides easy access to travel links and various amenities, making it an ideal place to call home.

As you step inside the property, you are welcomed by a warm and inviting entrance hall that leads you to the different floors. The lounge boasts a charming feature fireplace and is filled with natural light from the large front-facing window. Moving through to the kitchen/breakfast room, you'll find a well-appointed space with integrated appliances and a convenient breakfast bar, perfect for seating up to three people. The kitchen also offers direct access to the garden, allowing for seamless indoor-outdoor living.

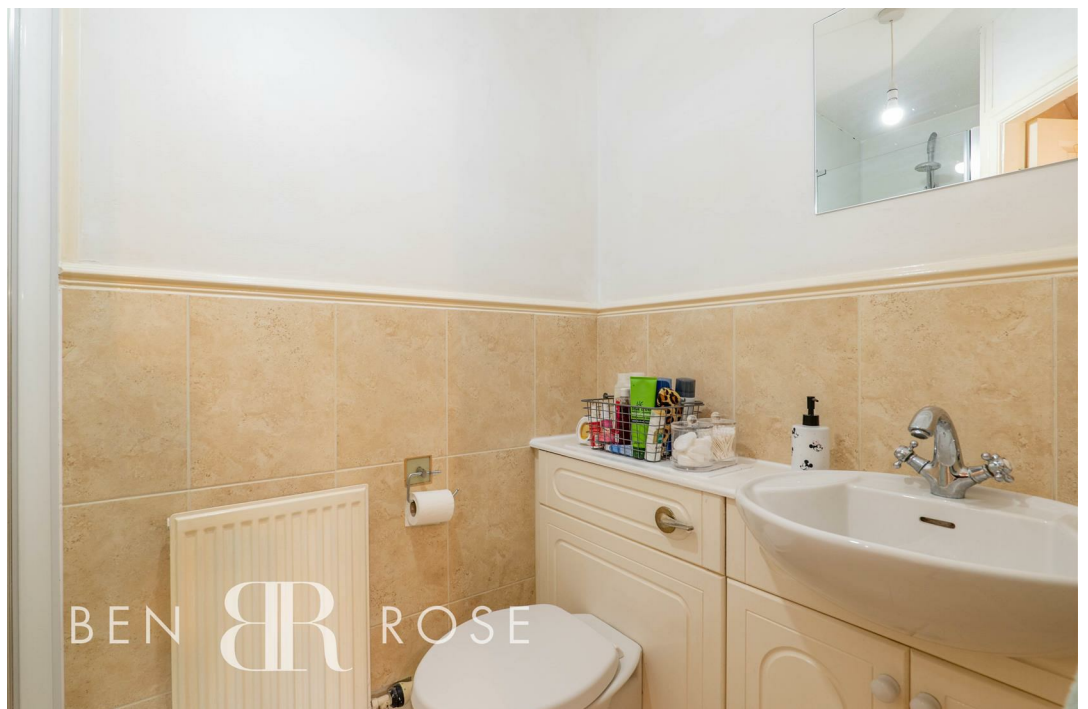
Venturing upstairs to the first floor, you'll discover three bedrooms that cater to all your needs. The master bedroom impresses with a fitted wardrobe and a three-piece ensuite, providing both comfort and convenience. Alongside, two additional bedrooms offer ample space for family, guests, or even a home office. Completing the first floor is a three-piece family bathroom, ideal for unwinding after a long day.

Outside, the property continues to delight with its practicality and privacy. The driveway easily accommodates two cars and leads up to a single garage, offering secure parking and additional storage space. The front garden adds charm and curb appeal to the home. However, it is the private rear garden that truly captivates, providing a tranquil retreat where you can enjoy excellent privacy. This is complemented by a lovely patio area, perfect for outdoor gatherings and relaxation.

In summary, this secluded and charming home is a hidden gem. With its beautiful surroundings, convenient amenities, and picturesque walks, it offers an idyllic lifestyle for families or individuals seeking tranquility without compromising on modern comforts. Don't miss this opportunity to make this enchanting property your new home.







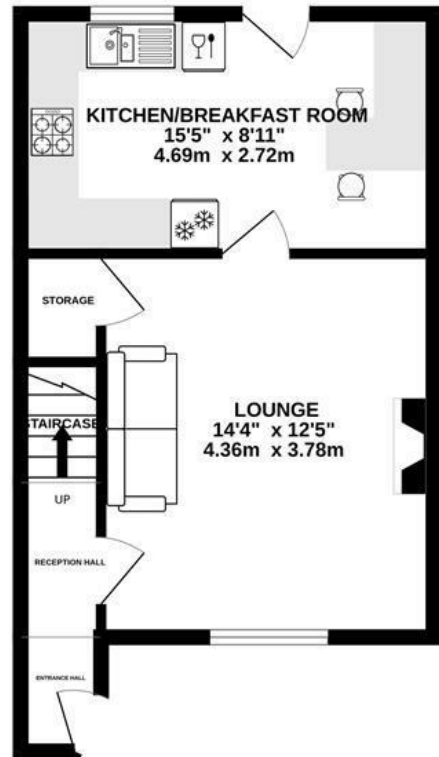




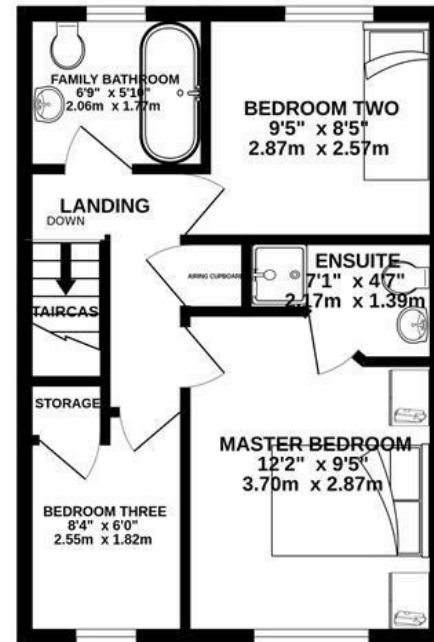


BEN ROSE

GROUND FLOOR
506 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.

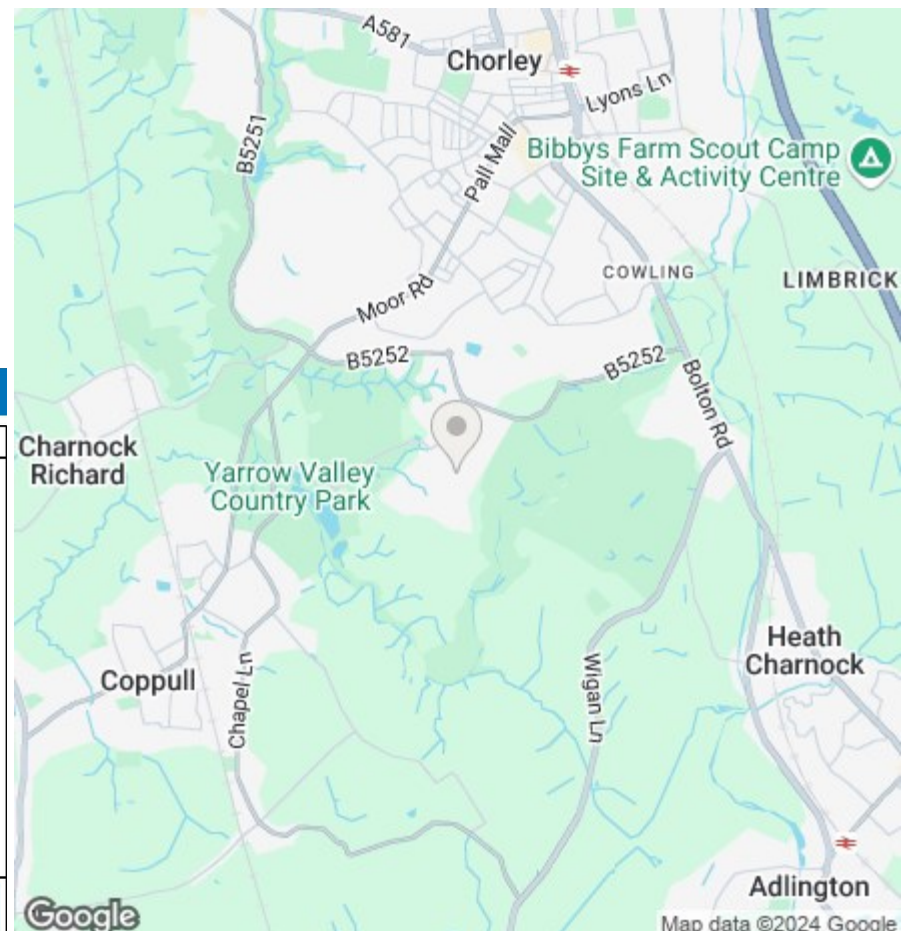


TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.

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		
(69-80) C	72	
(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	