



## Eaves Green Road, Chorley

**Offers Over £179,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home located in the sought-after area of Chorley, Lancashire. Situated on a quiet residential road, this lovely property offers a perfect balance of modern living with a traditional touch. The home is ideally positioned close to local amenities, including well-regarded schools, shops, and eateries, making it ideal for families and professionals alike. With Chorley town centre and train station just a short drive away, and excellent access to the M61 and M6 motorways, the property provides easy commuting options to nearby cities such as Preston and Manchester.

Upon entering the home, you are welcomed by a bright and spacious hallway that gives access to most of the ground floor rooms. The front lounge exudes a cosy feel, featuring a log burner for added warmth and character, and ample space for a family dining table—making it perfect for both relaxation and entertaining. Moving through to the kitchen, this generously sized room is fitted with luxury quartz flooring and real granite worktops, along with plenty of built-in storage. Its layout offers functionality and style, catering to the needs of modern family living. Completing the ground floor is a convenient downstairs W/C.

Heading up to the first floor, you'll find three well-proportioned double bedrooms. The master and second bedrooms both benefit from built-in wardrobes, providing plenty of storage space, while the master also boasts a functioning fireplace—perfect for creating a cosy ambiance during the winter months. The four-piece family bathroom is finished to a high standard with luxury quartz tiles, an over-the-bath shower, separate stand-alone shower unit and contemporary fittings, making it a relaxing haven for the entire household. The third bedroom benefits from custom made fitted furniture including a double and a single bed built in, a wardrobe and shelves and draws and hidden hatches to maximise the space available. Additionally, there is an loft access from the landing, which offers a large attic for storage space with lighting and a secure flooring already in place and offers the potential for conversion to add an additional bedroom and shower room if required.

Externally, the property offers a front driveway that can comfortably accommodate multiple vehicles, along with a low-maintenance front garden that enhances the home's curb appeal and boasts two abundant apple trees. To the rear, a sizeable and secluded garden awaits, with an eight by twelve foot functional aviary currently used as a chicken coop by the current owners, along with a brick storage building with three separate entrances for storage or workshop. There is also a completely private part of the garden that boasts a custom build canopy, and is not overlooked by any other properties with an electrical connection, and has previously housed a hot tub. The garden's size and privacy provide the ideal setting for outdoor activities, gardening, or simply enjoying the peaceful surroundings.

In summary, this well-presented home is an excellent opportunity for those seeking a blend of traditional charm and modern comforts in a desirable location. The property also benefits from surround CCTV security system with five cameras covering the grounds for added security. Early viewing is highly recommended to fully appreciate all that this property has to offer.



















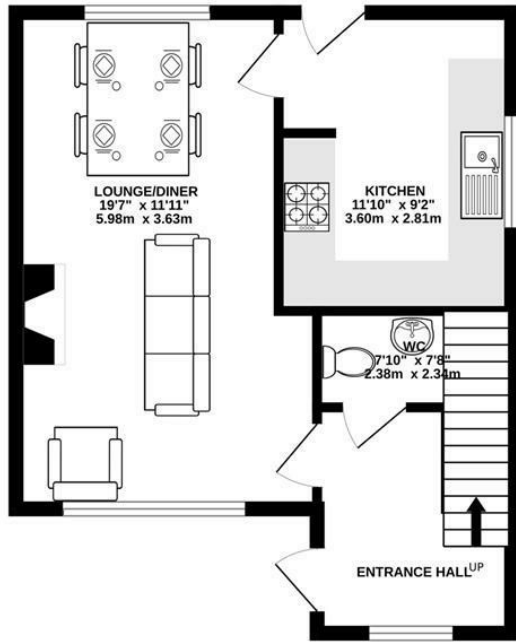




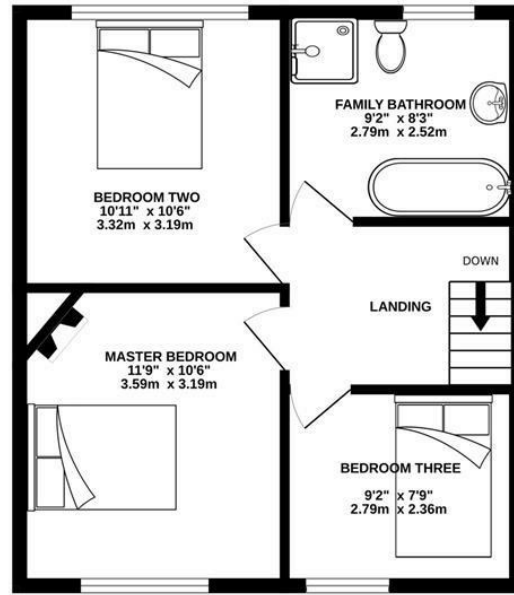




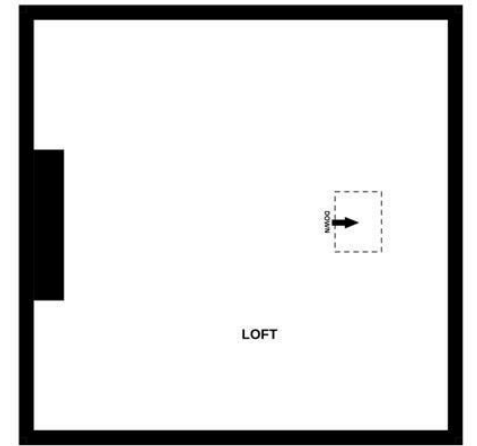
GROUND FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



2ND FLOOR  
278 sq.ft. (25.8 sq.m.) approx.

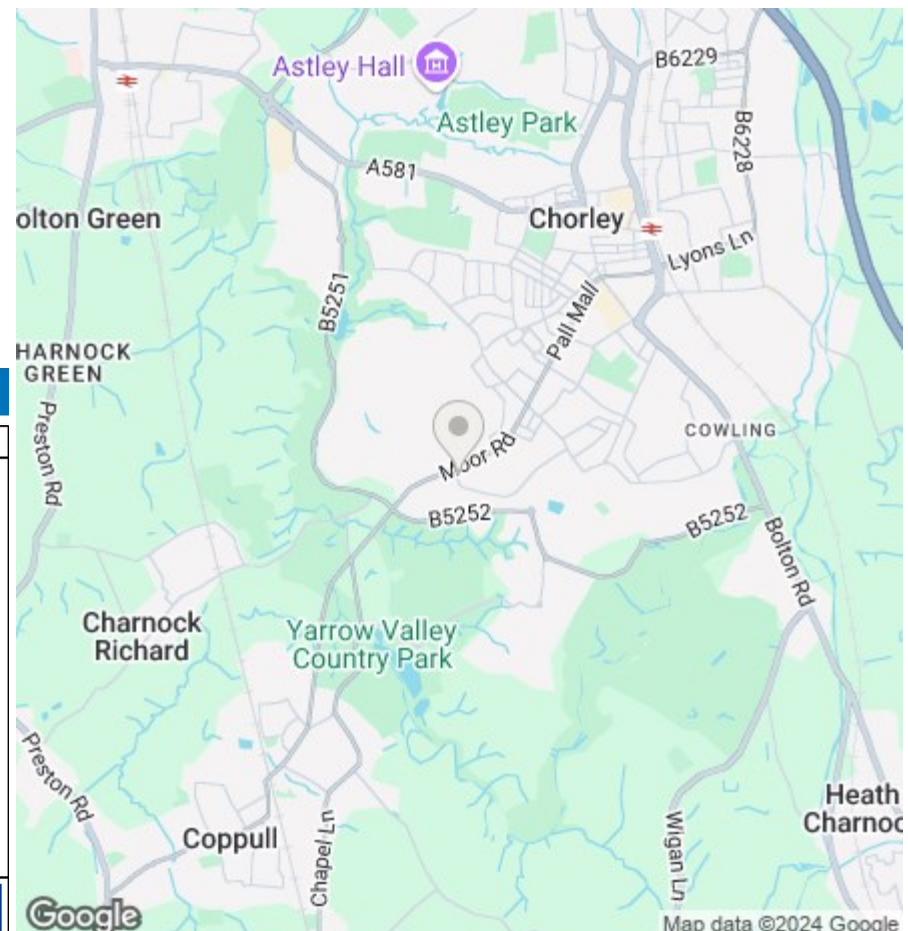


TOTAL FLOOR AREA : 1135 sq.ft. (105.5 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</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>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	