



Valley View, Chorley

Offers Over £139,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom terraced house, located in the heart of Chorley, Lancashire. This lovely family home is perfect for first-time buyers and is situated in a peaceful residential area. Its prime location offers excellent access to local amenities, with nearby schools including a school which is located just across the road out of the cul de sac and has outstanding Ofsted ratings, shops, and a picturesque canal walk all within easy reach. For those commuting, Chorley train station is just a short distance away, offering direct links to major cities, while the M61 motorway provides easy access to Preston, Manchester, and beyond. Bus routes are also readily accessible for local travel.

Upon entering the property, you are greeted by a welcoming entrance hall, leading into the spacious lounge. This cosy room is perfect for relaxation and entertaining, and it seamlessly flows through to the bright conservatory at the rear of the home. The conservatory offers ample space for a family dining area and enjoys plenty of natural light, making it the perfect spot for meals or additional living space. Adjacent to the lounge is the modern kitchen, fitted with contemporary units, providing a sleek and functional space for cooking. The ground floor also benefits from a convenient under-stair storage area.

Moving up to the first floor, you will find three generously sized bedrooms, each offering ample room for furniture and personal touches. The main bathroom is located on this floor and is fitted with a bath and an over-the-bath shower, making it a practical and stylish space for family living. A separate toilet room ensures added convenience for busy households.

Externally, the home boasts a private driveway with space for up to three cars, providing ample parking for family and visitors alike. To the rear, the secluded garden offers a peaceful retreat with a patio area, perfect for outdoor dining and relaxation. The property ties together comfort and convenience, making it a must-view for anyone seeking a family home.

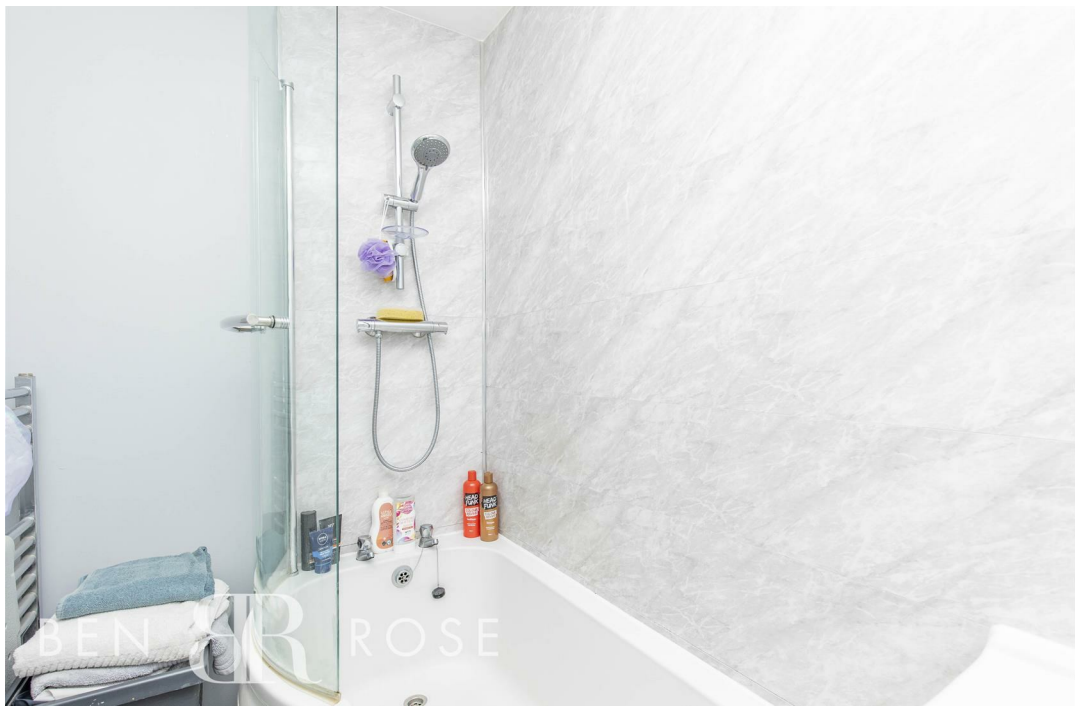
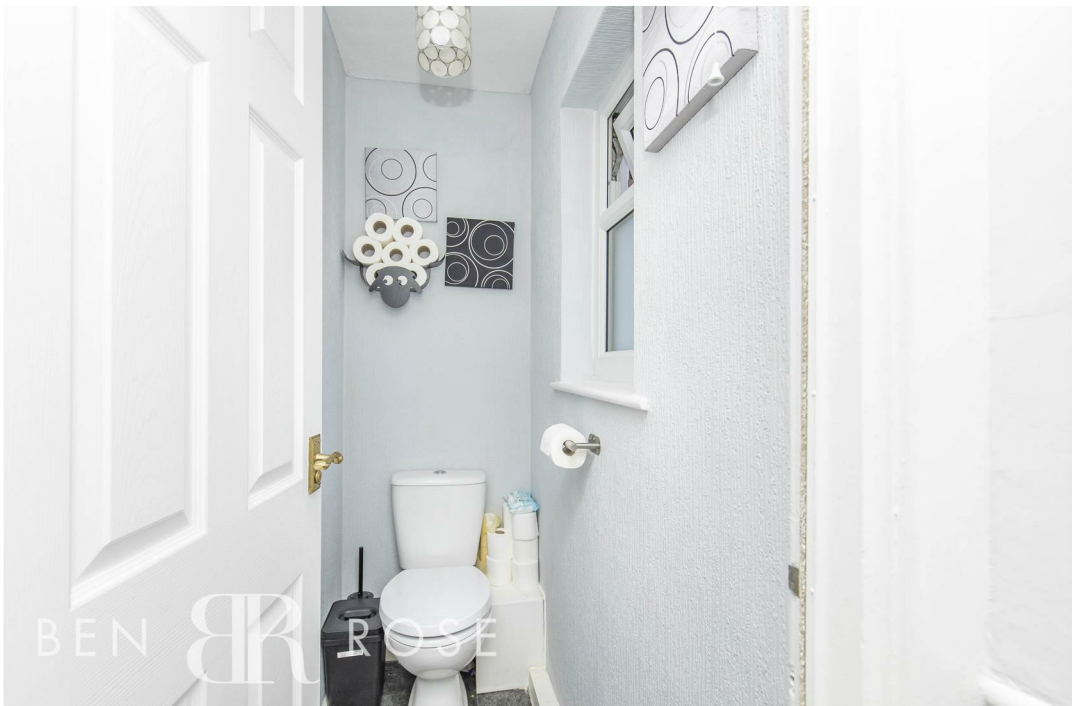






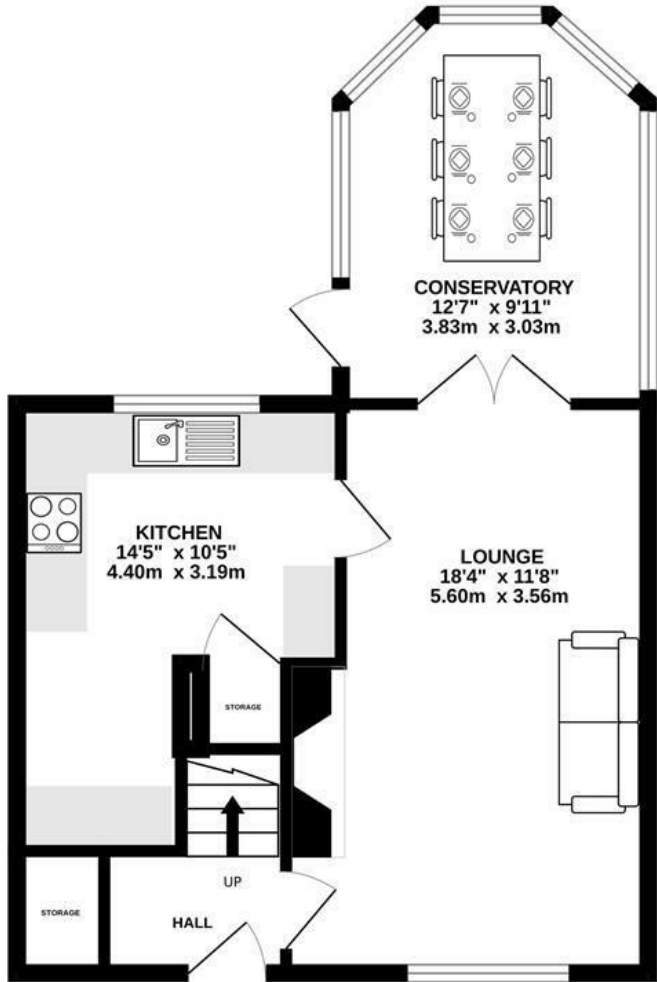




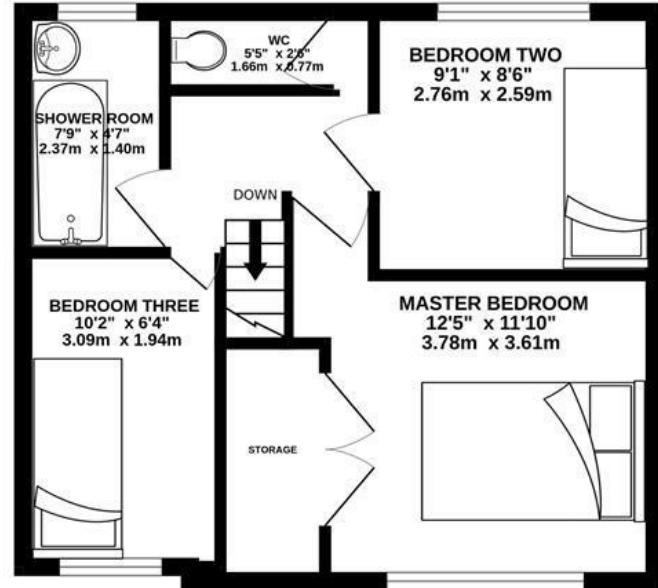


BEN ROSE

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.

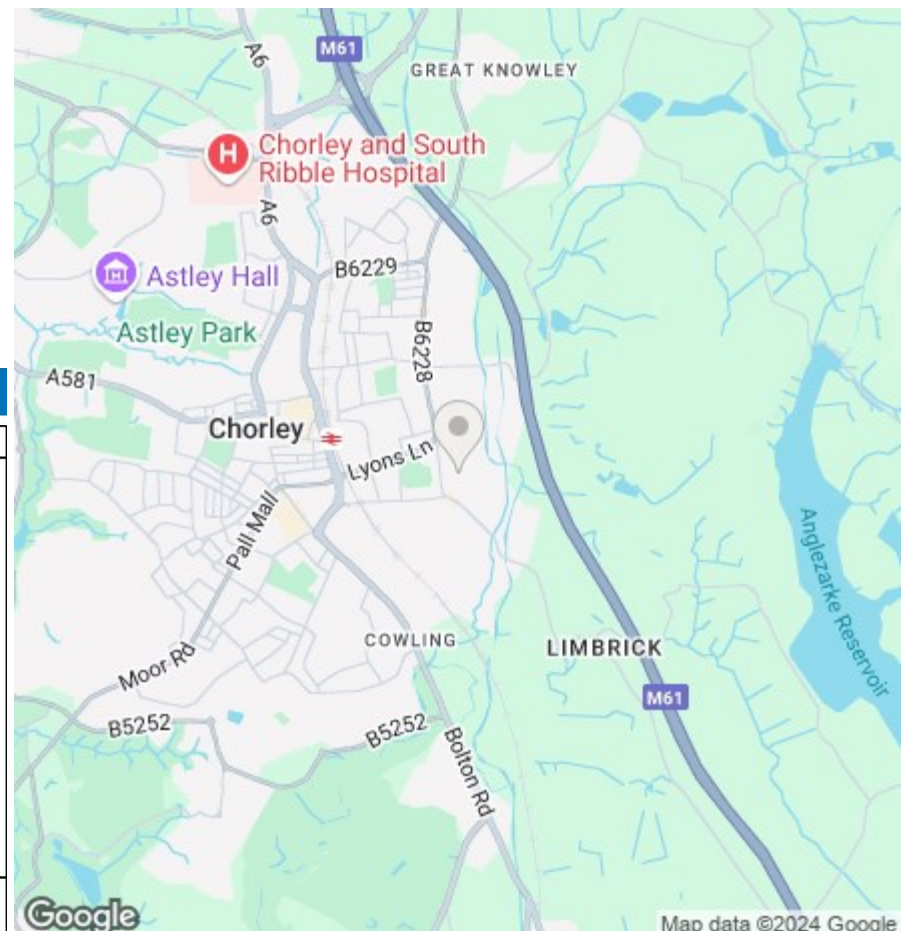


TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

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.
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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		
(55-68) D	68	
(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	