



Bagganley Lane, Chorley

Offers Over £169,995

Ben Rose Estate Agents are delighted to introduce this charming three bedroom semi-detached bungalow just on the outskirts of Chorley. This delightful home would make the ideal purchase for a couple looking to downsize or a first time buyer. Nestled conveniently close to Chorley town centre, this home offers easy commuting access to all major northwest towns and cities via the nearby M6 and M61 motorways. The residence also benefits from excellent local schools, supermarkets, and amenities. The house offers plenty of opportunity for renovation and would make a great investment for interested buyers.

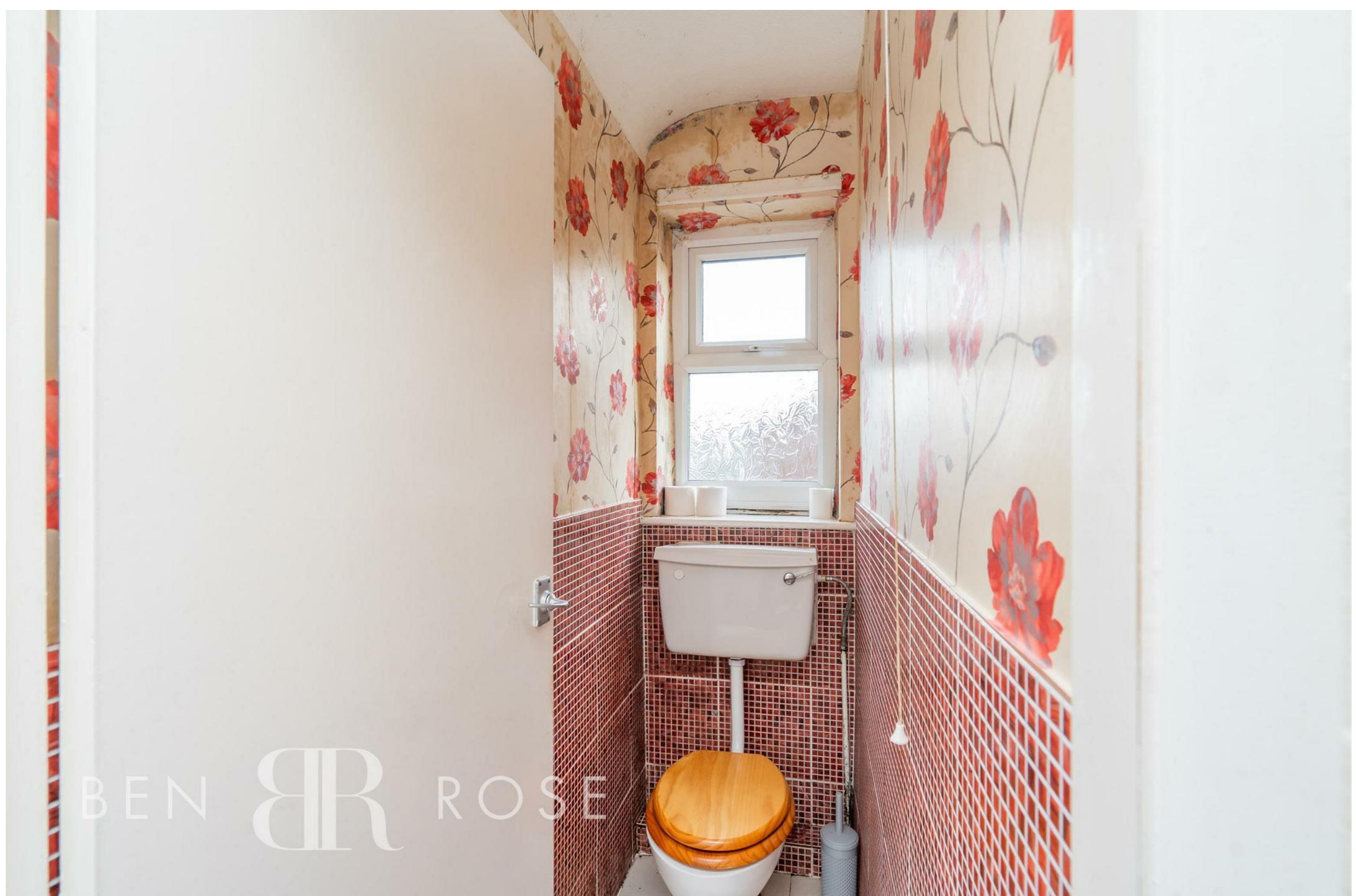
Upon entering, you are greeted by an entrance hall leading to the rest of the rooms. To the front of the house is the Shower room as well as a separate WC. Continuing into the house is the spacious front lounge that features its own fireplace and could easily be a cosy and inviting room. In the centre of the property is the kitchen that boasts a large window filling the room with natural light and space for freestanding appliances. There is also access to the driveway and side of the house from here. Continuing to the rear of the property are three ample sized bedrooms, the two double rooms both overlooking the garden. The second bedroom features a large sliding patio door that keeps the room feeling spacious and bright.

Externally, the home features a large driveway leading to a garage offering off road parking. The rear garden, similar to the house, has lots of potential and could be a perfect space for relaxing and entertaining guests. Overall this home is perfectly situated and is a great opportunity for couples and first time buyers alike looking to move to the area.





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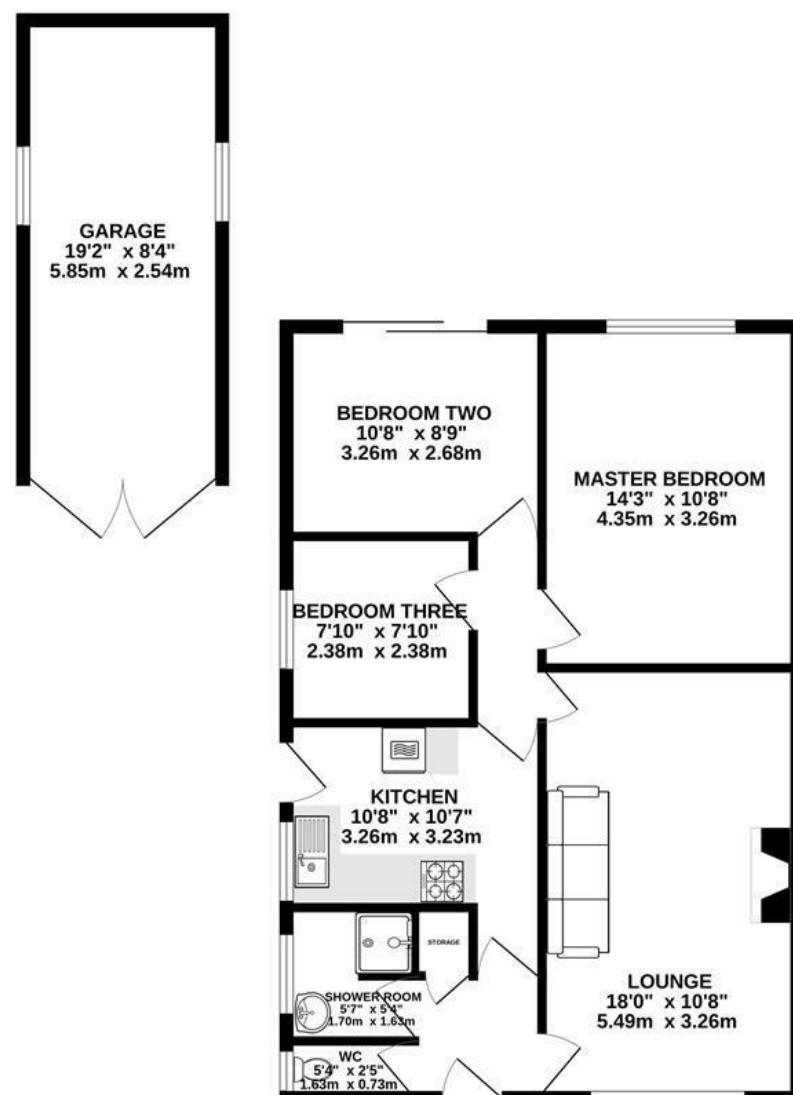


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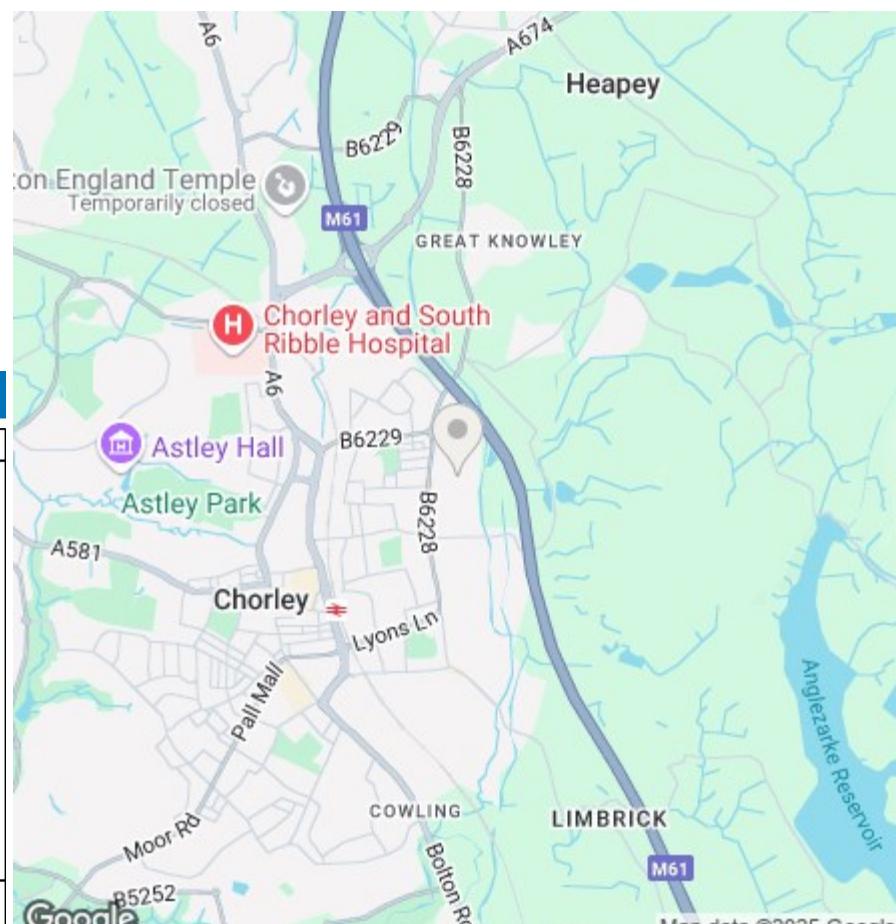
GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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	
(81-91)	B	
(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 (CO ₂) 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	