



Froom Street, Chorley

Offers Over £314,995

Ben Rose Estate Agents are pleased to present to the market this beautiful three-bedroom detached true bungalow on the desirable Froom Street in Chorley, Lancashire. Perfectly suited for families or couples seeking tranquil living with convenient access to local amenities, this lovely home is set in a prime location. Practically on the doorstep, residents can enjoy scenic countryside and canal walks, adding to the area's charm and recreational appeal. Chorley town center, just a short walk away, offers a variety of shopping, dining, and entertainment options. Additionally, the property boasts excellent travel links, with easy access to the M61 motorway for convenient commutes to Preston, Manchester, and beyond, as well as close proximity to bus routes and train stations.

Upon entering the property, you're welcomed by a porch that opens into a spacious entrance hall, setting a warm tone for the home. To your right is a charming lounge, featuring a bay window that fills the room with natural light and a modern, wall-fitted fireplace. To the left, the expansive lounge/diner awaits, with a charming bay window and distinctive diamond-shaped side windows that lend a unique character. Sliding doors lead from here to the well-equipped kitchen, complete with a Velux window and a range of integrated appliances. From the kitchen, you'll step into an airy room with a ceiling of glass panels, offering stunning views of the garden and nearby hills. This space also provides access to the rear garden through elegant French doors.

The property's three double bedrooms are all thoughtfully arranged along the hallway. Two of these rooms benefit from integrated wardrobes, with the master bedroom boasting an additional bay window and a modern three-piece en-suite. The family bathroom, situated further down the hall, serves the home with a clean, contemporary design and ample space.

Moving to the exterior, the property is equally impressive. The rear garden is a private oasis, complete with brick pathing, lawned areas, and mature trees and shrubs that provide a sense of seclusion. It's an ideal space for al fresco dining, entertaining, or simply enjoying peaceful evenings. A utility room, accessible from the garden, includes a separate W.C. and connects to the garage, offering practical storage solutions. The front features two generously sized driveways, one with a car port and access to the single garage, and the other being adjacent, separated by a low wall, offering a huge amount of space for several vehicles.

This property is a rare find, perfectly blending spacious interiors with beautiful surroundings and excellent travel connections.















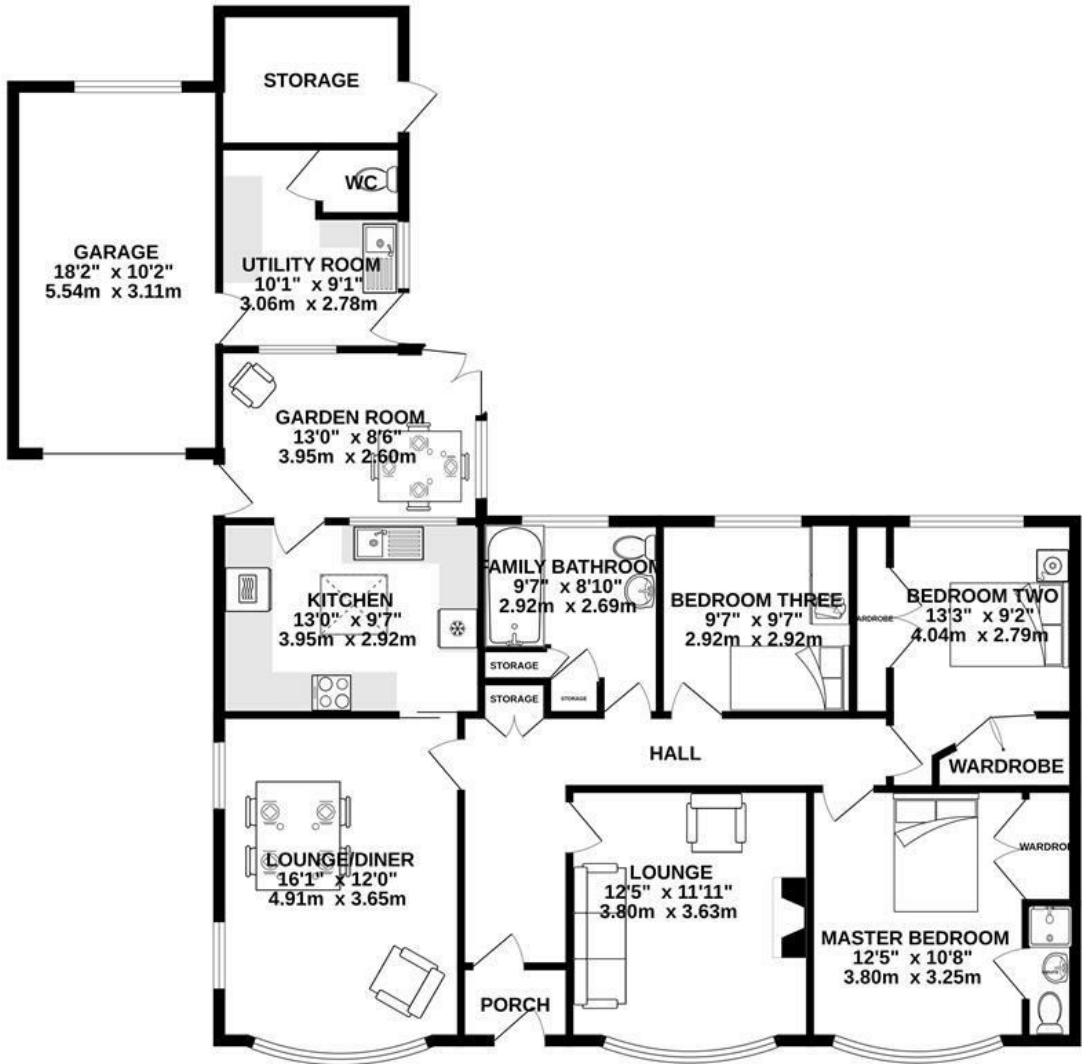






BEN ROSE

GROUND FLOOR
1541 sq.ft. (143.1 sq.m.) approx.



TOTAL FLOOR AREA: 1541 sq.ft. (143.1 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.
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| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 73 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 53 | |
| (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 |

