



## Preston Road, Chorley

**Offers Over £464,995**

Ben Rose Estate Agents are pleased to present to market this beautifully renovated six-bedroom dormer bungalow, located in the sought-after town of Chorley, Lancashire. This modern family home has been completely transformed throughout, offering spacious and versatile living now over two floors. The property benefits from excellent travel links, including close proximity to Chorley Train Station, Chorley hospital, bus routes, and easy access to the M6 and M61 motorways. Chorley town centre, with its array of shops, restaurants, and well-regarded schools, is just a short drive away, making this an ideal home for growing families.

As you step through the front door, you're greeted by a welcoming reception hall, complete with a striking glass balustrade staircase leading to the first floor. The spacious lounge spans the length of the home, featuring a bay-fronted window that floods the room with natural light and offers access to the rear garden. There is also plenty of space here for a family dining table. Adjacent to the lounge is the modern kitchen/diner, boasting integrated ovens and a hob, creating the perfect space for family meals or entertaining guests. Adding even more peace of mind, the reception hall, lounge and kitchen/diner are all fitted with underfloor heating for those colder months. Three of the six bedrooms are conveniently located on this floor, including the master bedroom with its private ensuite shower room. Bedrooms five and six offer flexible living options and could serve as additional reception rooms or office spaces. Completing the ground floor is a stunning four-piece family bathroom, finished to a high standard.

The first floor houses the remaining three bedrooms, all of which are generously sized. Bedrooms two and three benefit from a shared Jack and Jill ensuite, adding a touch of luxury and practicality to this thoughtfully designed home.

Externally, the property offers a gated driveway with space for up to three cars, providing both privacy and convenience, as well as a front garden. To the rear, you'll find a secluded garden laid with low-maintenance rubber flooring, offering a safe play area for children and ample space for outdoor furniture and seating.

This beautifully modernised home is ready to move into and offers exceptional living space for families.

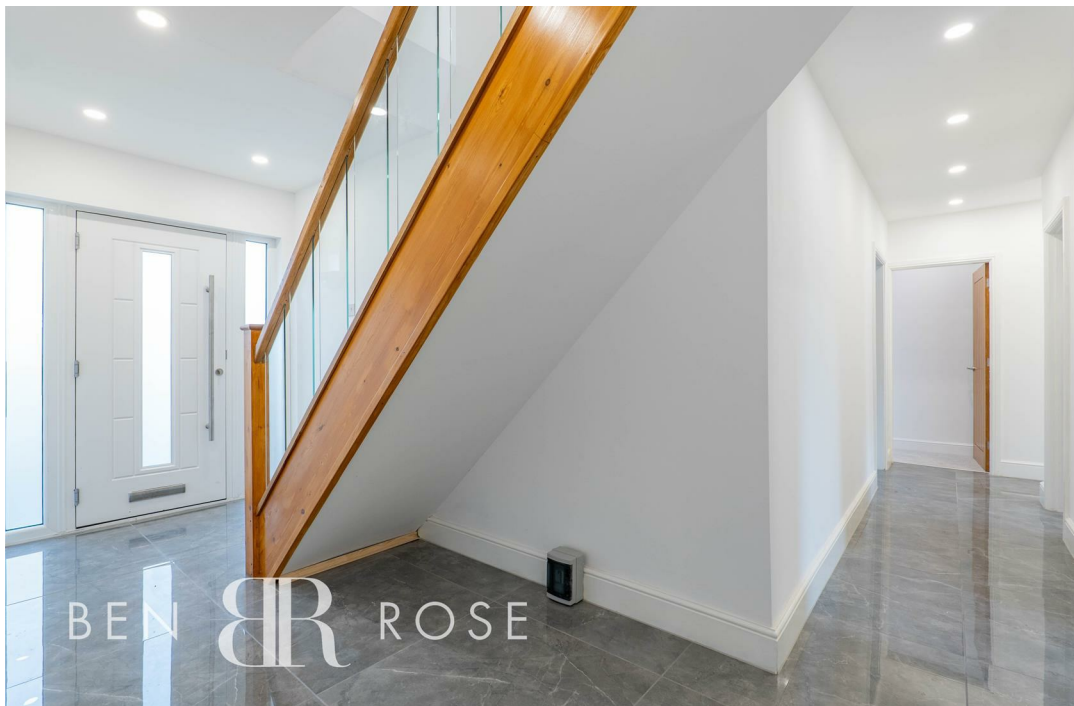




































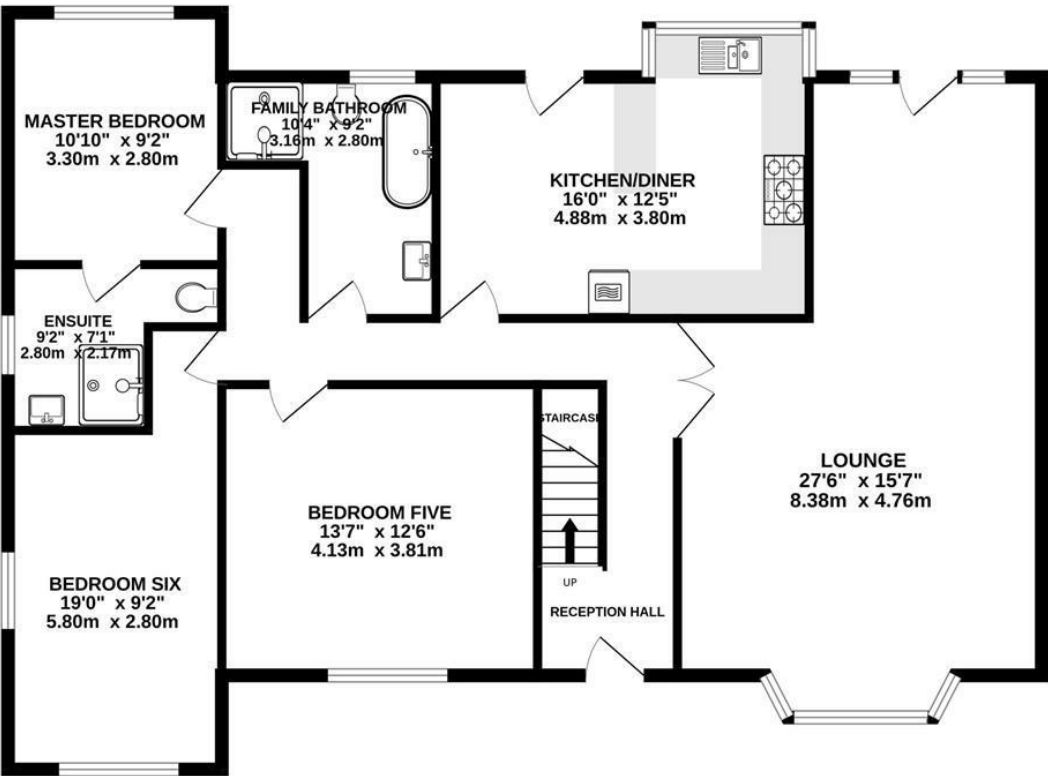




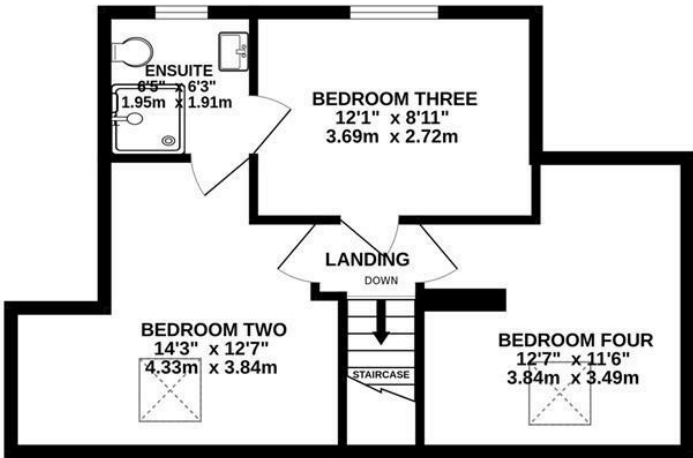


# BEN ROSE

GROUND FLOOR  
1229 sq.ft. (114.2 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1682 sq.ft. (156.2 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>67</div>	<div>82</div>
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC
		

