



Carr Lane, Chorley

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to market this charming, three-bedroom detached bungalow situated just outside of Chorley town centre. This deceptively spacious home would be ideal for families seeking a comfortable single-level home with convenient access to local amenities and schools, including the highly regarded Holy Cross High School. The area also benefits from excellent travel links, with local bus routes, Chorley train station, and the M6 and M61 motorways all within easy reach.

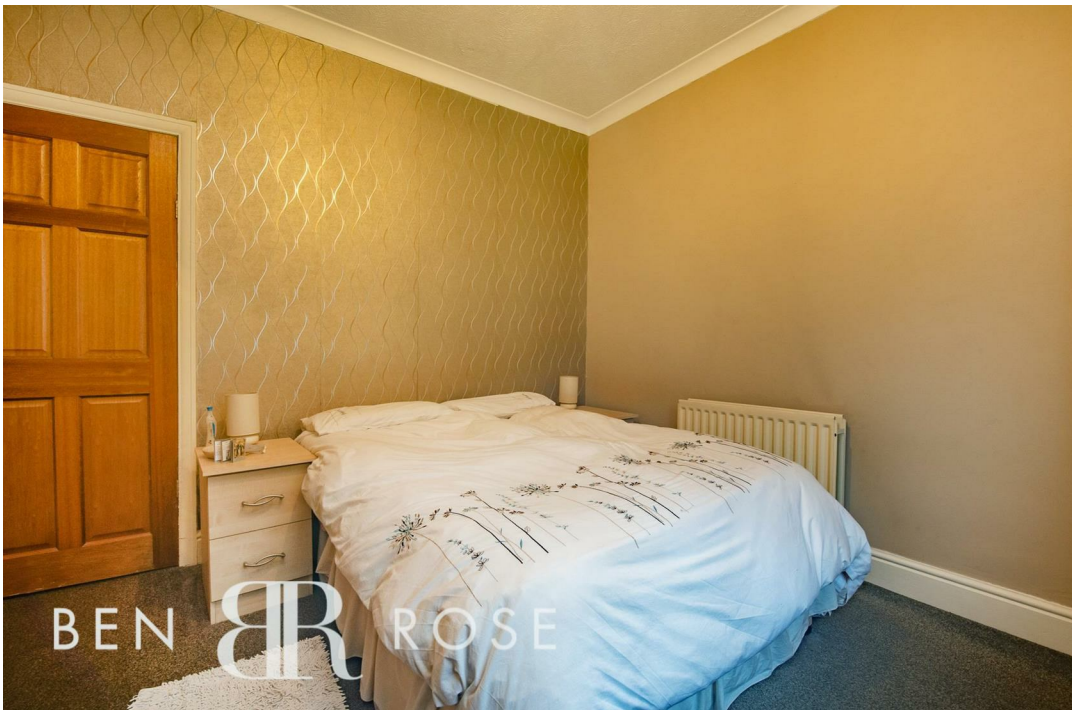
Stepping into the property through the entrance porch, you are welcomed into a central hallway, from which most rooms can be accessed. Toward the front of the home, you will find three well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. Moving further into the property, the dining room provides ample space for a large family dining table and flows seamlessly into the spacious lounge, which features a gas fireplace and double patio doors opening to the rear garden.

Next, you will find the generously sized kitchen/diner, offering plenty of worktop space, an integrated oven and hob, and additional room for freestanding appliances. A single door from the kitchen provides access to the side of the property. Completing the internal layout is a modern three-piece family bathroom with an over-the-bath shower.

Externally, the property boasts a well-maintained lawn at the front, along with a gated driveway offering off-road parking for multiple vehicles and leading to the single detached garage. To the rear, there is a lovely L-shaped garden, primarily laid to lawn, providing excellent seclusion.







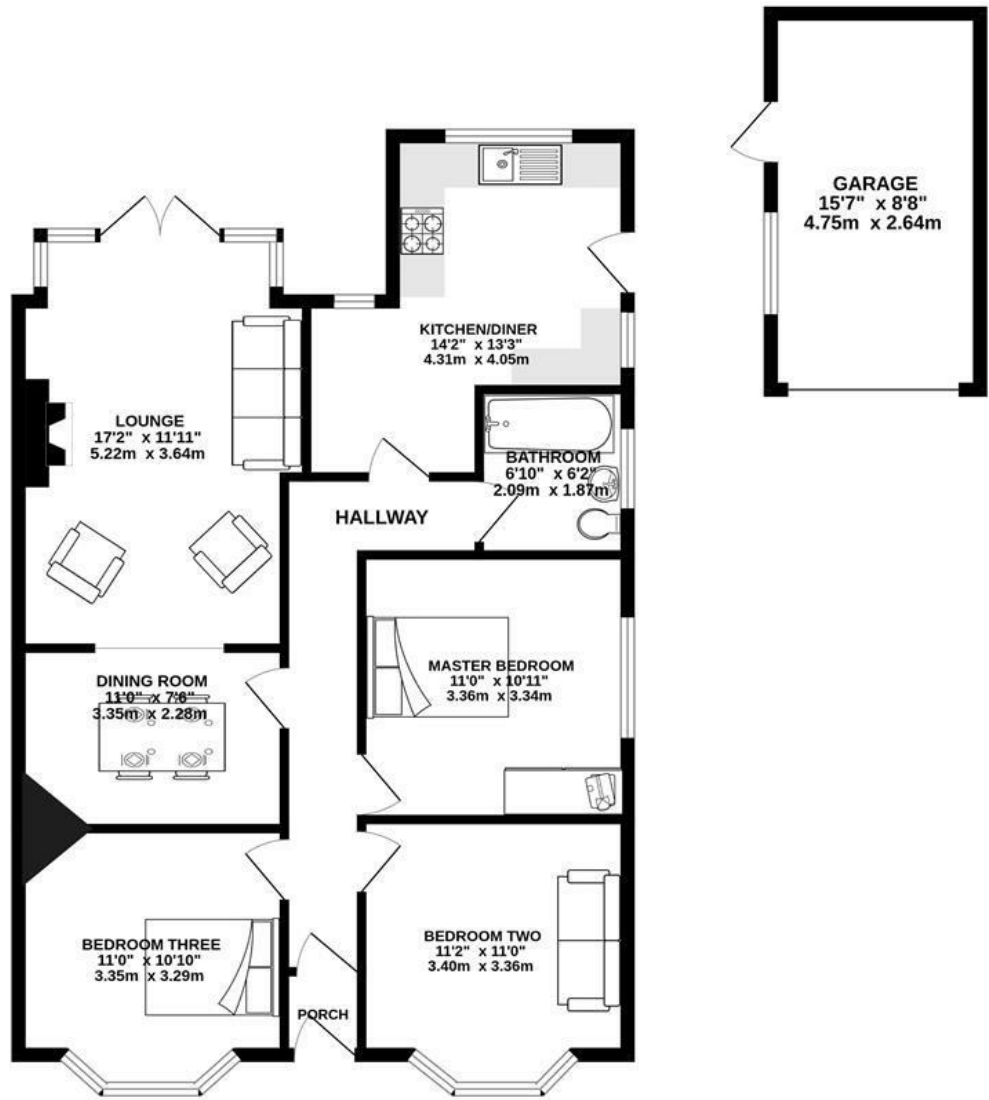






BEN ROSE

GROUND FLOOR
1024 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.2 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	64	80
(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	64	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

