



Wymundsley, Chorley

Offers Over £259,995

Ben Rose Estate Agents are delighted to bring to market this three bedroom, detached property just on the outskirts of Chorley. This would be an ideal home for a couple or small family offering good space throughout. The property is a two minute drive away from Euxton and five to Chorley town centre and its superb local schools, supermarkets and amenities. There are also fantastic travel links via the nearby M6 and M61 motorways and Euxton or Chorley train station as well as ample bus routes.

Entering the home into the hallway, you will be greeted by the spacious lounge/dining area. This bright and inviting space is lit by a large front facing window as well as a feature fireplace being the centerpiece of the room. There is enough room to comfortably accommodate a large sofa as well as a six person dining table. Attached to this room is the conservatory with a glass sliding door that floods both rooms with more natural light. A set of double doors provide seamless access to the garden. Moving back into the house is the kitchen with ample worktop and storage space as well as under stair storage. Adjacent is the utility room that is ideal for storing freestanding units and also provides access to the garden.

Moving upstairs you will find three well-sized bedrooms, perfect for a small family. The master Bedroom and Bedroom Two feature offset walls providing integrated storage solutions in both rooms as well as bedroom Three having built in storage offering extra convenience. The landing provides access to the family bathroom and completes this floor with a three-piece suite that includes an over-the-bath shower.

Externally, the property offers a driveway allowing off the road parking as well as a half sized garage. The rear garden features a decked area perfect for outdoor furniture as well as a large lawned area. This cosy, well finished family home is an ideal choice for anyone looking to settle in a desirable location.







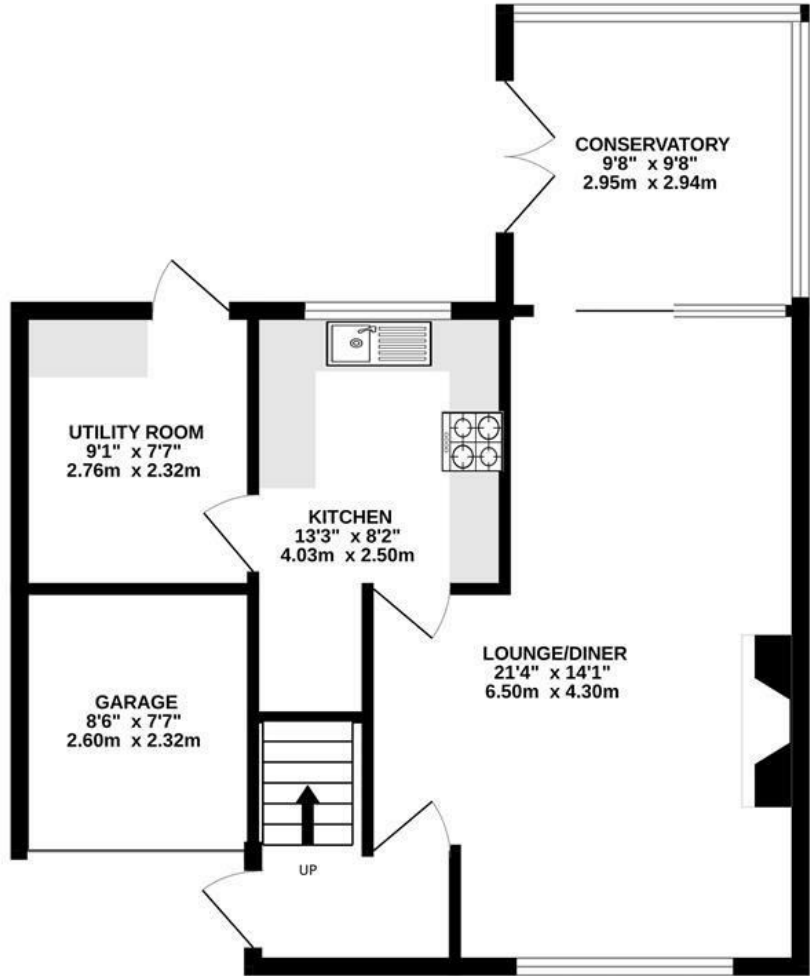




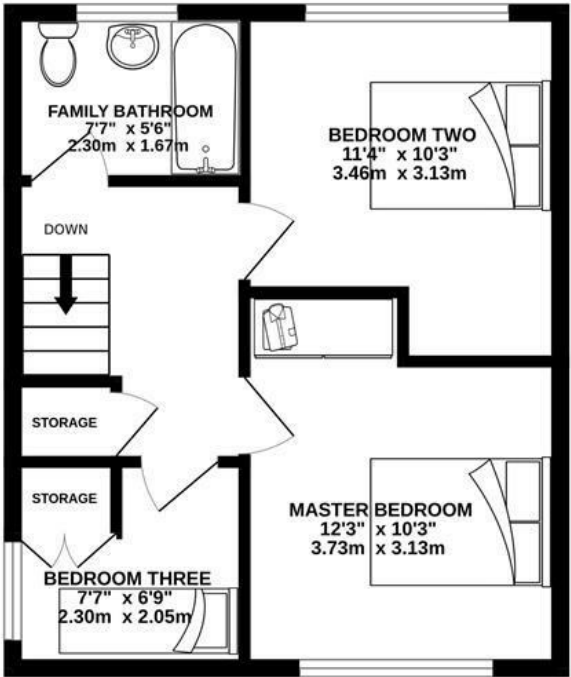


BEN ROSE

GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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		84
(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



