



Sumner Close, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this four-bedroom, semi-detached home, ideally positioned on a corner plot in the heart of Chorley. This well-presented property offers a fantastic opportunity for first-time buyers, with a spacious and versatile layout perfect for modern family living. Situated in a popular residential area, the home benefits from excellent travel links, including Chorley train station, bus routes, and easy access to the M61 and M6 motorways, making commuting a breeze. Chorley town centre is just a short distance away, offering a range of shops, supermarkets, cafes, and restaurants, while nearby schools and parks further enhance the area's appeal.

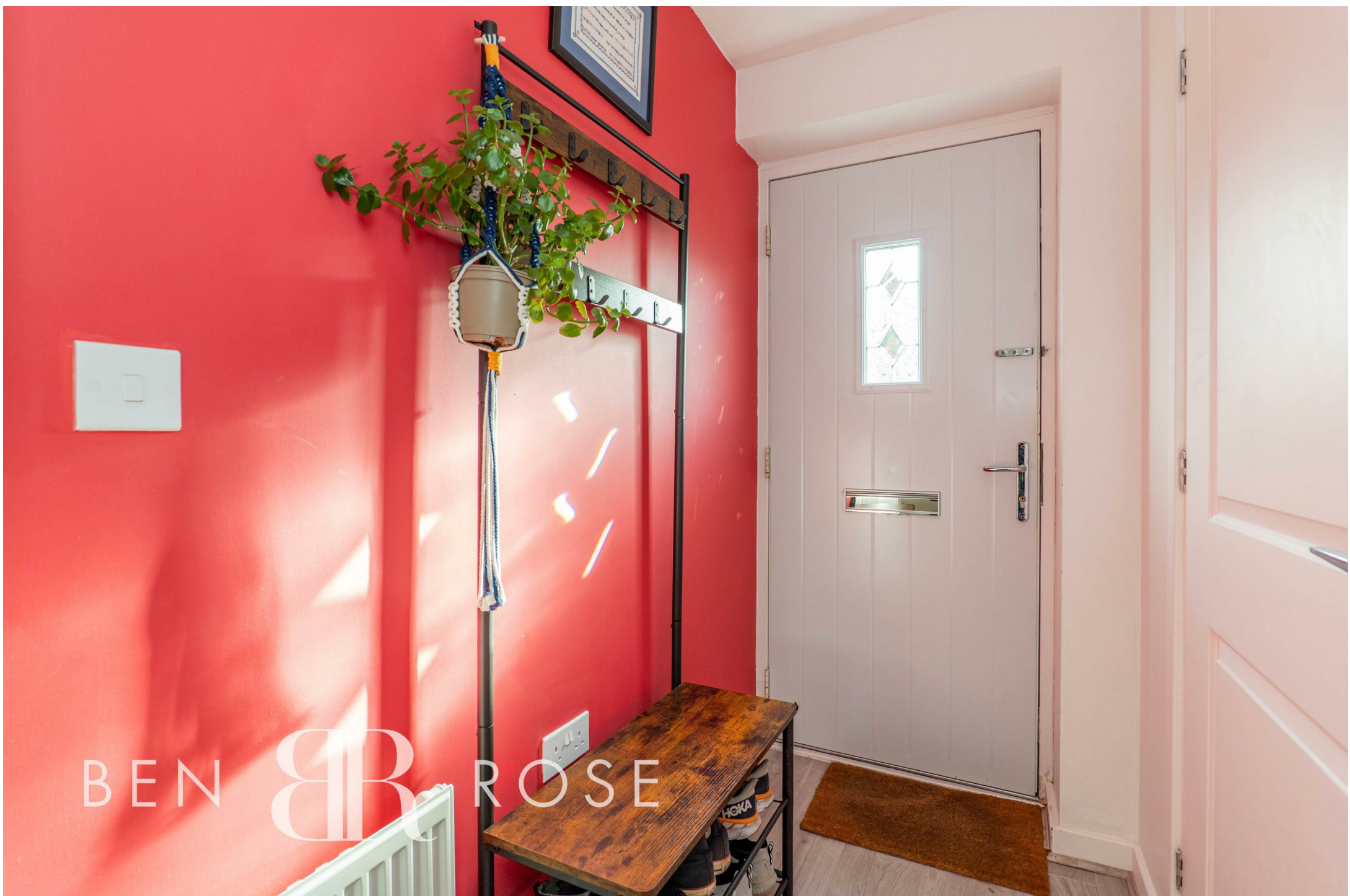
Stepping into the home, you are welcomed by a bright entrance hall that provides access to a convenient downstairs WC. The spacious front lounge is a fantastic living space, featuring dual-aspect windows that flood the room with natural light. The staircase to the first floor is also located here, adding to the open and airy feel. Moving through to the rear of the home, you'll find a modern open-plan kitchen/diner, complete with an integrated oven and ample space for additional freestanding appliances. The dining area comfortably accommodates a large family table, making it an ideal setting for entertaining. From here, patio doors lead into a bright and airy conservatory that overlooks the rear garden, providing a peaceful retreat to enjoy the outdoors all year round.

The first floor has four well-proportioned bedrooms, each offering flexibility to suit your needs. The master bedroom benefits from a fitted wardrobe, while the remaining three bedrooms can be utilised as additional bedrooms, guest rooms, or home office spaces. The three-piece family bathroom is tastefully designed and includes an over-the-bath shower.

Externally, the property sits on a lovely corner plot with a driveway to the front, providing off-road parking for two cars. There is also the addition of two dedicated parking spaces as well as visitor parking. The private rear garden is an excellent outdoor space, featuring a lawn and a patio seating area to the side—perfect for relaxing or hosting family gatherings.

With its desirable location, spacious interior, and excellent transport connections, this property presents an exciting opportunity for first-time buyers looking to step onto the property ladder.















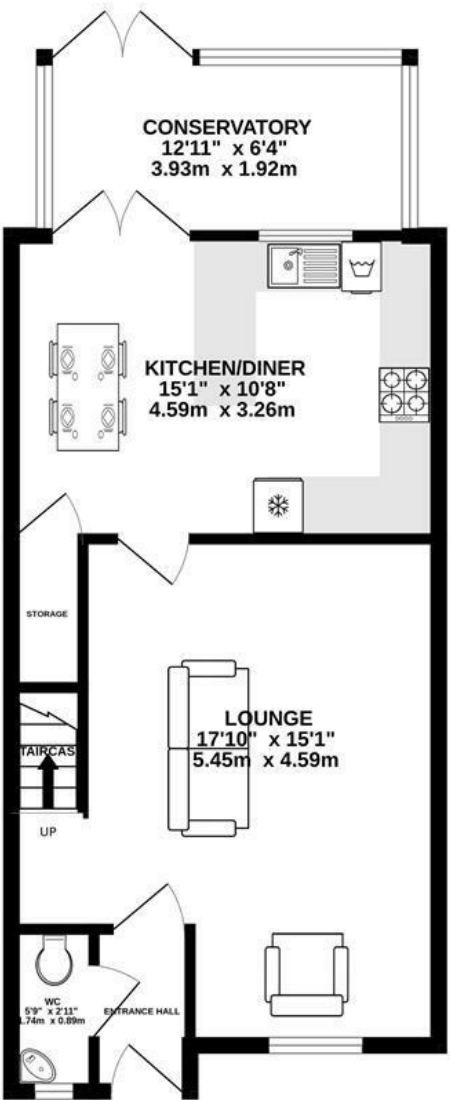




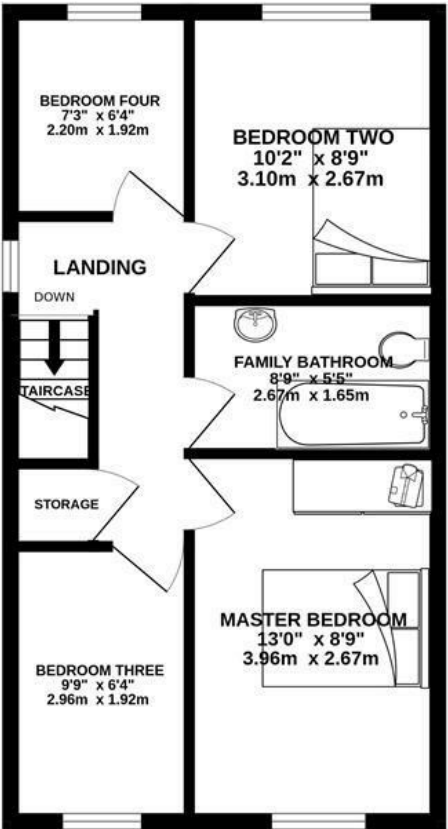


BEN ROSE

GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.4 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		90
(81-91) B	78	
(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	

