



## Collingwood Road, Chorley

**Offers Over £189,995**

Ben Rose Estate Agents are pleased to present this charming three-bedroom semi-detached property, perfectly situated on the sought-after Collingwood Road. An ideal home for first-time buyers or small families looking to step onto the property ladder, this residence offers a fantastic location with excellent access to major northwest towns and cities via the M6 and M61 motorways. With good local schools, supermarkets, and amenities right on your doorstep, this property provides both convenience and comfort. Early viewing is highly recommended to avoid disappointment.

Upon entering, you are welcomed into a spacious entrance hall, offering access to the staircase, the family bathroom, and the lounge. The family bathroom features a three-piece suite, including an over-the-bath shower. The lounge is generously sized, filled with natural light from a large front-facing window, and offers ample space for a large sofa set. French doors lead through to the remainder of the rooms, creating a seamless flow throughout the home.

The kitchen/diner is well-proportioned, fitted with ample wall and base units, and equipped with a combination of freestanding and integrated appliances. There is plenty of space for a family dining table, making it a perfect spot for everyday meals or entertaining. Patio doors lead into the conservatory, a bright and versatile space that enjoys views of the rear garden and provides direct access to it. Whether used as a sitting area or a dining room, this space enhances the home's functionality.

Upstairs, the property boasts three well-sized bedrooms, including two spacious doubles, both benefiting from integrated storage.

Externally, the property features a rear garden with a mix of lawn and paving, offering access to the single detached garage, which is ideal for storage. A gated entrance leads to the front driveway, which extends down the side of the home, providing off-road parking for two to three cars. The property is set back behind a tall hedge, ensuring privacy while maintaining a welcoming presence.





















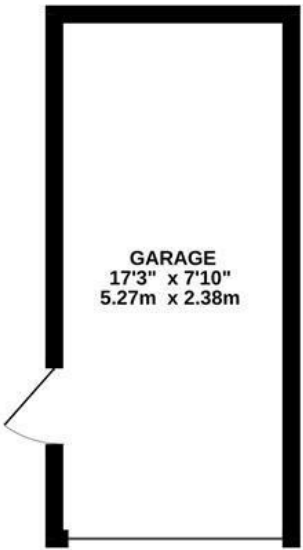
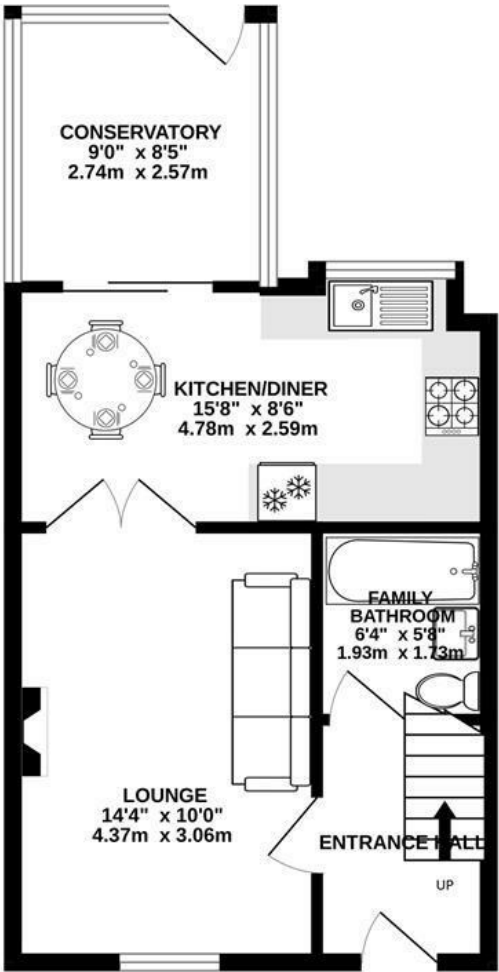




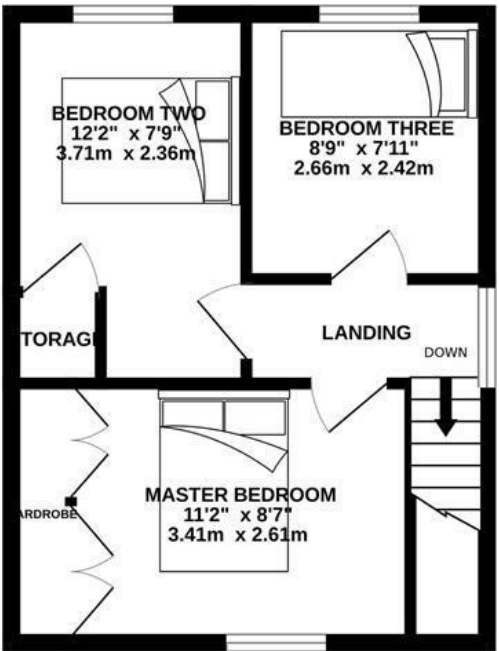


# BEN ROSE

GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.




TOTAL FLOOR AREA : 884 sq.ft. (82.1 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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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>64</div> | <div>87</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<br>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<br>2002/91/EC  |

