



## Howe Grove, Chorley

**Offers Over £199,995**

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached property, located on a quiet and pleasant cul-de-sac in a sought-after residential area of Chorley. The home is offered with no onward chain, making it an ideal opportunity for a smooth and quick purchase. This property would make a perfect family home, ideally positioned within commuting distance of all major North West towns and cities via the M6 and M61 motorways. It also benefits from excellent local schools, supermarkets, and a wide range of amenities right on your doorstep.

Stepping into the property, you are welcomed by a spacious entrance hallway with a staircase leading to the upper level. To the left, you'll find the generously sized lounge, which flows seamlessly into the open-plan dining area. The lounge features a charming fireplace and a large front-facing window that fills the space with natural light. The dining area offers ample room for a family-sized table, making it ideal for entertaining. Adjacent to the dining room is the modern kitchen, fitted with an integrated oven and hob, along with space for additional freestanding appliances. A single door provides access to the rear garden. Completing the ground floor is a three-piece family bathroom, including an over-bath shower, conveniently located off the entrance hallway.

Upstairs, the property offers three well-proportioned bedrooms, two of which are doubles.

Externally, the front of the property features a private driveway providing off-road parking, with a gate leading through to the rear garden. The rear garden is generously sized and designed for low maintenance, comprising a flagged patio and a raised decking area—ideal for outdoor relaxation. The home also benefits from a detached double garage to the rear, offering ample additional storage.

Early viewing is highly recommended to avoid disappointment.











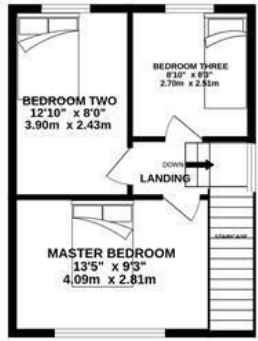


# BEN ROSE

GROUND FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 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) <b>A</b>                          |           | <b>84</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>62</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| 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) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

