



## **Briercliffe Road, Chorley**

**Offers Over £180,000**

Ben Rose Estate Agents are pleased to present to market this well presented three bedroom semi detached home in the heart of Chorley. The house has been fully renovated and refurbished just five years ago including all the brickwork, meaning new owners can have piece of mind and shouldn't expect any work needing to be done. Being close to the town centre, the home benefits from an abundance of excellent local shops and amenities nearby. There is also easy access to nearby cities via travel links such as the popular 125 bus route and Chorley train station, as well as the M6 and M61 motorways.

Entering the home you are greeted by a spacious and inviting lounge with a large front facing window keeping the room well lit, as well as an impressive electric fireplace providing a cosy atmosphere in the evening. To the rear is the modern kitchen with ample worktop space as well as integrated appliances. Completing the ground The floor is the home's strongest appeal in the form of the modern, spacious dining room / family room. This versatile and stylish space provides access to the garden and can easily accommodate a six person dining table and sofa set, and connects seamlessly to the kitchen, creating the ideal space for entertaining.

Moving to the first floor you will find three well appointed bedrooms with the master being a spacious double. A sizable three piece bathroom with an over the shower bath completes the floor.

Externally the house comes with a well kept and low maintenance rear garden with artificial grass, decking and paved areas. To the front there is on the road parking as well as a convenient storage space in place of the garage.

Overall this modern and well presented family home would make an ideal choice for any couple or first time buyer looking to settle in a well connected and desirable area.





















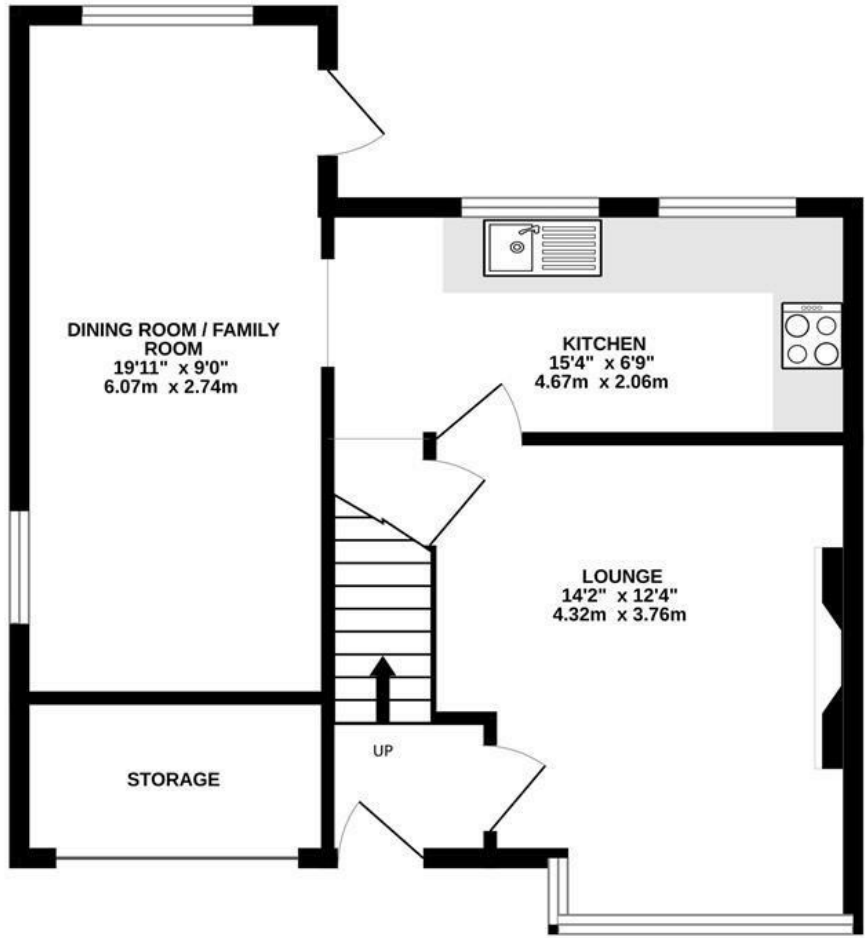




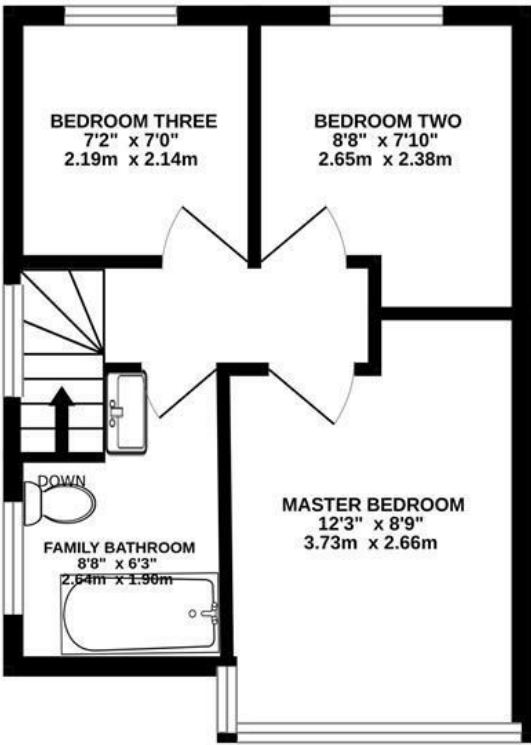


# BEN ROSE

GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
299 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 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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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		
(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 <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 2002/91/EC	

